



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD  
August 18, 2006 Meeting  
**MINUTES**

**PRESENT:**

Mr. Vince Brown, Chief Deputy Director, Department of Finance  
, Director, Department of General Services  
Ms. Cindy McKim, Deputy Director, Department of Transportation  
Ms. Windie Scott, Deputy Controller, State Controller's Office  
Mr. Francisco Lujano, Director Securities Management Division, State Treasurer's Office

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member  
Assembly Member Wilma Chan  
Assembly Member Lloyd E. Levine  
Senator Gilbert Cedillo  
Senator Wesley Chesbro

**STAFF PRESENT:**

Brian Dewey, Assistant Administrative Secretary, Public Works Board  
Teresa Bierer, Assistant Administrative Secretary, Public Works Board  
Randy Katz, Budget Analyst for the Department of Finance  
Mark Campbell, Budget Analyst for the Department of Finance  
Jared Ingram, Budget Analyst for the Department of Finance  
Stan Hiuga, Budget Analyst for the Department of Finance  
Matt Schuller, Budget Analyst for the Department of Finance  
Henry Nanjo, Legal Counsel, State Public Works Board

**OTHERS PRESENT:**

David Hubbard, Ecologic Partners, Inc.  
Sabrina Winn, Department of General Services; RESD, PSB  
Kathy Vestal, Department of General Services  
David Wrightsman, Department of Parks and Recreation  
M. Blucher, Department of General Services  
Louise Crosby, Department of General Services  
Selea Hempton, Department of Corrections and Rehabilitation  
Sherri Stock, Department of Corrections and Rehabilitation  
David Wakabayashi, Department of Parks and Recreation  
Dale Clevenger, California Community Colleges

Jerry Leong, Department of General Services; RESD, PSB  
Sal Duttz, Department of General Services; RESD, PSB  
Liz Yokoyama, Department of General Services  
Jack Strieger, Department of Mental Health  
Warren Westrup, Department of Parks and Recreation  
Carmen Lucas, Kwaaymil Laguna Indian representative  
Courtney Coyle, Attorney, Carmen Lucar  
Socorro Watkins, Air Resources Board

**CALL TO ORDER AND ROLL CALL:**

Mr. Vince Brown, Chairperson of the SPWB and Chief Deputy Director for the Department of Finance, called the meeting to order at 10:00 a.m. Brian Dewey, Assistant Administrative Secretary for the State Public Works Board, called the roll. A quorum was established. No representative for the Department of General Services was present.

The minutes for the July 14<sup>th</sup> meeting was postponed until the regular September meeting.

**BOND ITEMS:**

Mr. Dewey stated that Bond Items # 1, 4, 8, and 15 for the Department of Forestry and Fire Protection were pulled off the agenda to allow staff more time to resolve technical issues. Mr. Dewey said that because of the volume of the number of bond items that he would call for a consolidated vote for Bond Items that were of the same Department.

The first was for the Department of Forestry and Fire Protection covering Bond Items # 2, 3, 5, 6, 7, 9 through 14, 16, and 17. The requested actions would adopt resolutions, amended resolutions, or supplemental resolutions authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds. Staff recommended adoption and approval.

**A motion was made by Mr. Lujano and Second by Cindy McKim to approve Bond Items # 2, 3, 5, 6, 7, 9 through 14, 16, and 17.**

**Bond Item # 2, 3, 5, 6, 7, 9 through 14, 16, and 17 were approved by a 4-0 vote.**

Bond Item #18 was for the Department of Development Services' *Porterville Development Center; 96 Bed Expansion & Recreation Complex Project* in Tulare County. The requested action would adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds. Staff recommended adoption and approval.

**A motion was made by Mr. Lujano and Second by Cindy McKim to approve Bond Item #18.**

**Bond Item #18 was approved by a 4-0 vote.**

Bond Item #19 and 20 were for the Department of Mental Health's *Patton State Hospital Construct New Main Kitchen and Remodel Satellite Kitchens and Dining Rooms* project in San Bernardino County and *Napa State Hospital, Construct New Main Kitchen and Remodel Satellite Serving Kitchens: New Kitchen Component* project in Napa County. The requested actions would adopt resolutions authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds. **It should be noted that these bond items were contingent on the approval of Consent Items 35 and 36 respectively.** Staff recommended adoption and approval of these items.

**A motion was made by Cindy McKim and Second by Mr. Lujano to approve Bond Item #19 and 20.**

**Bond Item #19 and 20 were approved by a 4-0 vote.**

Bond Item #21 and 22 were for the State Special School's *California School for the Deaf, Kitchen and Dining Hall Renovation* project and *New Gymnasium and Pool Center* project, which are both in Riverside County. The requested actions would adopt resolutions authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. Staff recommended adoption and approval of the resolution.

**A motion was made by Mr. Lujano and Second by Cindy McKim to approve**

**Bond Item #21 and 22**

**Bond Item #21 and 22 were approved by a 4-0 vote.**

Bond Item #23 was for a University Of California, *San Francisco Campus, UCSF Medical Center SB 1953 Moffitt/Long 2008, Phase 1 And UCSF Medical Center SB 1953 Moffitt/Long 2008, Phase 2* in San Francisco County. The requested action would adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds consistent with increased project authority. Staff recommended adoption and approval.

**A motion was made by Cindy McKim and Second by Mr. Lujano to approve**

**Bond Item #23.**

**Bond Item #23 was approved by a 4-0 vote.**

Bond Item #24 was for the Department Of Veterans Affairs' *Veterans' Home Yountville, Member Services Building, Renovate Facility* project in Napa County. The requested action would adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds consistent with increased project authority. Staff recommended adoption and approval.

**A motion was made by Cindy McKim and Second by Mr. Lujano to approve**

**Bond Item #24.**

**Bond Item #24 was approved by a 4-0 vote.**

Mr. Brown thanked the delegates from the State Treasurer's Office and State Controller's Office and said members left.

#### **CONSENT CALENDAR:**

Mr. Dewey noted that Consent Item #27 was pulled from the agenda because the Item contained in the public notice did not clearly identify the location of the project. This item was scheduled to come back on the September agenda. Mr. Dewey stated that the consent calendar would cover Items numbered 25, 26 and 28 through 41. In summary these items proposed:

- 2 requests to authorize acquisition, [25,29]
- 1 request to authorize acquisition of real property through the acceptance of a no cost acquisition, [26]
- 1 request to authorize acquisition of fee lands through acceptance of an Irrevocable Offer to Dedicate, [28]
- 1 request to authorize site selection, [30]
- 5 requests to approve preliminary plans , [31,32,33,39,40]
- 1 request to approve preliminary plans and recognize an anticipated deficit, [34]

- 2 requests to approve an augmentation for preliminary plans and recognize anticipated deficit in working drawings and construction, [35,36]
- 1 request to approve an augmentation to the construction phase of the project, [37]
- 1 request to approve augmentation and the use of Inmate Ward Labor, [38]
- 1 request to recognize scope change to terminate the project and approve reversion of the construction and equipment funds,[41]

There were **three** 20-day letters for this agenda. The first two letters were for:

**(LETTERS 1 & 2)**

**Consent Items # 35 and 36, Department of Mental Health, for Patton and Napa State Hospitals Construct New Main Kitchen and Remodel Satellite Kitchens and Dining Rooms**

—The letters, to approve an augmentation for preliminary plans and recognize anticipated deficits in working drawings and construction, were sent to the appropriate Legislative Committees on July 21, 2006 and expired on August 10, 2006 without comment.

**(LETTER 3)**

The last letter was for **Consent Item #41, California Community Colleges, San Francisco Community College District, Campus Building**

—The letter, to recognize scope change to terminate the project and approve reversion of the construction and equipment funds, was sent to the appropriate Legislative Committees on July 20, 2006 and expired on August 10, 2006 without comment.

In summary: staff recommended approval of the **Consent Calendar** consisting of Items numbered 25, 26 and 28 through 41.

Mr. Brown asked if there was any public to comment on these items?

There was no response.

**A motion was made by Ms. McKim and Second by Mr. Brown to approve the Consent Calendar**

**The Consent Calendar was approved by a 2-0 vote.**

**ACTION ITEMS**

Mr. Dewey stated that there was one Action Item on the agenda. Action Item #42 for the Department of Parks and Recreation will authorize the acquisition of approximately 4,000 acres adjacent to the Anza Borrego Desert State Park and the Ocotillo Wells State Vehicular Recreation Area, known as Desert Cahuilla, in Imperial County.

Mr. Dewey said further that this property was recognized by many for its significant natural, cultural, and recreational values. While staff has received a total of 34 letters in support of this acquisition, it appears that there is some difference in opinion as to how the property should be managed over the long-term. In an effort to reconcile some of these differences, Parks has been working with the various stakeholders and has developed an interim management plan that they have indicated address the initial concerns raised by certain groups, which were noted last month when this project was approved for site selection. In addition, Parks has informed the various environmental, recreational, and cultural stakeholders that it intends to hold a post-acquisition stakeholders' meeting in the vicinity of the project to better inform all interested stakeholders of DPR's interim management strategies, the long-term planning process, and to solicit any input and concerns the stakeholders might have.

Mr. Dewey then reported that given the interest in the future use of this property, Parks was here to provide a brief overview of the Department's interim management plan and to describe the planning process that will help determine the long-term use of this property.

Mr. Warren Westrup, Chief of Acquisitions for the Department of Parks and Recreations, gave an overview of this acquisition. Mr. Westrup stated that this was a unique transaction because like the Anzo Borrego Desert State Park, it has both natural and cultural opportunities and like Octotillo Wells State Vehicular Recreation Area has excellent off-road areas as well. Mr. Westrup then gave a more detailed account of how the proposed interim management of this area was planned.

Mr. David Hubbard, representing Ecologic Partners Inc., a group of outdoor recreational off-road clubs and groups, gave enthusiastic support from his coalition.

Ms. Carmen Lucas, a Kwaaymil Laguna Indian representative, also gave support for the acquisition and wanted it noted that many pre-history sites are contained in this area and hoped Parks would be able to work to preserve these sites.

**A motion was made by Ms. McKim and Second by Mr. Brown to approve Action Item 42  
Action Item 42 was approved by a 2-0 vote.**

#### **OTHER BUSINESS:**

Mr. Dewey reported that there were items under Other Business. The first Item #43 would adopt a resolution authorizing the execution of a contract with Gilbert and Associates, Inc. This action would authorize entering into a three-year contract to audit the High Technology Education Revenue Bond Fund and the Public Buildings Construction Fund on an annual basis.

**A motion was made by Ms. McKim and Second by Mr. Brown to approve  
Other Business Item 43  
Other Business Item 43 was approved by a 2-0 vote.**

Mr. Dewey then spoke of Item #44 would adopt a resolution to rescind Marianne Wetzel as Assistant Administrative Secretary to the Public Works Board

**A motion was made by Ms. McKim and Second by Mr. Brown to approve  
Other Business Item 44  
Other Business Item 44 was approved by a 2-0 vote.**

Mr. Dewey then spoke of Item #45 would adopt a resolution to add Jerry Leong as Assistant Administrative Secretary to the Public Works Board

**A motion was made by Ms. McKim and Second by Mr. Brown to approve  
Other Business Item 45  
Other Business Item 45 was approved by a 2-0 vote.**

#### **REPORTABLES:**

Mr. Dewey stated that there were **eight** reportable items for this month that staff had approved under authority delegated by the Board.

#### **NEXT MEETING:**

Mr. Dewey then stated that the next regularly scheduled meeting was set for **Friday, September 8, 2006, at 10:00 AM, at the State Capitol, Room 113.**

Mr. Brown asked if there were any comments or questions from the public before adjournment. No answer was forthcoming

**Mr. Brown adjourned the meeting at 10:21 a.m.**

## **AGENDA AND STAFF ANALYSIS**

**NOTICE OF SPECIAL MEETING  
STATE PUBLIC WORKS BOARD  
Friday  
August 18, 2006**

The **STATE PUBLIC WORKS BOARD** will meet on, **Friday August 18, 2006, at 10:00 a.m. in Room 113 in the State Capitol, Sacramento, California.** In accordance with provisions of Section 11125 of the Government Code, a copy of the Agenda is attached.

Karen Finn  
Administrative Secretary

Attachment





**STATE PUBLIC WORKS BOARD**

**Friday  
August 18, 2006  
10:00 p.m.  
Room 113  
State Capitol  
Sacramento, California**

**I. Roll Call**

Michael C. Genest, Director, Department of Finance  
Ron Joseph, Director, Department of General Services  
Cindy McKim, Deputy Director, Department of Transportation  
Winnie Scott, Deputy Director, State Controller's Office  
Francisco Lujano, Deputy Director, State Treasurer's Office  
Director, Employment Development Department  
(Advisory Member)

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Assembly Member, Legislative Advisor  
Assembly Member, Wilma Chan, Legislative Advisor  
Assembly Member, Lloyd E. Levine, Legislative Advisor  
Senator, Wesley Chesbro, Legislative Advisor  
Senator, Gilbert Cedillo, Legislative Advisor  
Senator, Legislative Advisor

**II. Approval of minutes from the July 14, 2006.  
Report on conditional approvals of last meeting.**

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## BOND ITEM

### BOND ITEM – 1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
WARNER SPRINGS FOREST FIRE STATION, REPLACE FACILITY  
SAN DIEGO COUNTY**

*Authority: Chapters 38 and 39/05, Item 3540-301-0660 (3.4)  
Chapters 47 and 48/06, Item 3540-301-0660 (2.3)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$4,627,000**

**ITEM IS PULLED FROM AGENDA**

## BOND ITEM

ITEM IS PULLED FROM AGENDA

## BOND ITEM

### BOND ITEM – 2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
VENTURA YOUTH CONSERVATION CAMP, CONSTRUCT APPARATUS BUILDING, SHOP,  
AND WAREHOUSE  
VENTURA COUNTY**

*Authority: Chapter 379/02, Item 3540-301-0660 (10)  
Chapters 38 and 39/05 Item 3540-301-0660 (3.45)  
Chapters 47 and 48/06, Item 3540-301-0660 (2.4)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$2,860,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 2

Department of Forestry and Fire Protection  
Ventura Youth Conservation Camp, Construct Apparatus Building, Shop, and Warehouse  
Ventura County

#### Action requested

**The requested action will adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a warehouse/fire crew support building (2,400 sf) and a crew carrying vehicle apparatus/vehicle storage building (5,000 sf). The project also includes utilities, paving, landscaping, and all necessary appurtenances.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$3,037,128, including \$165,128 General Fund and \$2,872,000 Public Buildings Construction Fund (lease revenue bond funds). Chapters 47 and 48/06, Item 3540-301-0660 (2.4) provides \$203,000 for construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$2,657,000 on September 9, 2005. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project in the increased amount of \$2,860,000. Additionally, \$12,000 in excess project authority is available for reversion.

\$3,025,000 total authorized project costs

\$3,025,000 total estimated project costs

\$241,000 project costs previously allocated: \$47,000 preliminary plans, \$182,000 working drawings, \$12,000 construction (due diligence)

\$2,784,000 project costs to be allocated: \$2,784,000 construction (\$2,356,000 contract, \$118,000 contingency, \$167,000 A&E, \$155,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on February 10, 2000 and the waiting period expired on March 13, 2000.

#### Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on August 6, 2003 for this project and it was noted that no significant issues were identified.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: February 2008

**Staff Recommendation:**

**Adopt supplemental resolution**

## BOND ITEM

### BOND ITEM – 3

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
USONA FOREST FIRE STATION, REPLACE FACILITY  
MARIPOSA COUNTY**

*Authority: Chapter 379/02, Item 3540-301-0660 (17)  
Chapters 38 and 39/05, Item 3540-301-0660 (3.6)  
Chapters 47 and 48/06, Item 3540-301-0660 (5.1)*

**Adopt an amended resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$3,279,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 3

Department of Forestry and Fire Protection  
Usona Forest Fire Station, Replace Facility  
Mariposa County

Action requested

**The requested action will adopt an amended resolution authorizing actions to be taken to**

**provide for interim financing and authorizing the sale of lease revenue bonds.**



### Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard one-engine forest fire station, including an 8-bed barracks/mess hall (2,330 sf), a 2-bay apparatus building (1,697 sf), a flammable storage building (300 sf), site work, utilities, paving, and all appurtenances. Demolition of the existing facility is also included.

### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$3,516,000, including \$105,000 General Fund and \$3,411,000 Public Buildings Construction Fund (lease revenue bond funds). This project bid December 7, 2005 and received no bids. Chapters 47 and 48/06, Item 3540-301-0660 (5.1) provides \$954,000 for working drawings (\$22,000), to re-bid the project, and construction (\$932,000). The Board adopted a supplemental multi-project resolution authorizing interim financing and the sale of bonds for this project in the amount of \$2,457,000 on September 9, 2005. The requested action will adopt an amended resolution, which will supersede the previous interim financing resolutions, authorizing interim financing and the sale of bonds for this project in the amount of \$3,279,000. Additionally, \$132,000 in excess project authority is available for reversion.

\$3,384,000    total authorized project costs

\$3,384,000    total estimated project costs

\$247,000    project costs previously allocated: \$105,000 preliminary plans and \$142,000 working drawings

\$3,137,000    project costs to be allocated: \$22,000 working drawings and \$3,115,000 construction (\$2,651,000 contract, \$132,000 contingency, \$199,000 A&E, \$133,000 other project costs)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 27, 2000 and the waiting period expired on August 28, 2000.

### Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on August 6, 2003 for this project and it was noted that no significant issues were identified.

### Project Schedule

**The project schedule is as follows:**

Complete construction:                      March 2008

**Staff Recommendation:                      Adopt amended resolution**

## BOND ITEM

### BOND ITEM – 4

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
TWIN HARTE FOREST FIRE STATION, RELOCATE FACILITY  
TUOLUMNE COUNTY**

*Authority: Chapter 157/03 Item 3540-301-0660 (7)  
Chapter 38 and 39/05 Item 3540-301-0660 (3.75)  
Chapters 47 and 48/06 Item 3540-301-0660 (5.3)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$4,233,000**

**ITEM IS PULLED FROM AGENDA**

## BOND ITEM

ITEM IS PULLED FROM AGENDA

## BOND ITEM

### BOND ITEM – 5

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
STEVENS CREEK FOREST FIRE STATION, REPLACE FACILITY  
SANTA CLARA COUNTY**

*Authority: Chapter 106/01, Item 3540-301-0660 (1)  
Chapters 38 and 39/05 Item 3540-301-0660 (0.7)  
Chapters 47 and 48/06, Item 3540-301-0660 (.2)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$3,139,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 5

Department of Forestry and Fire Protection  
Stevens Creek Forest Fire Station, Replace Facility  
Santa Clara County

Action requested

**The requested action will adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard one-engine forest fire station, including an 8-bed barracks/mess hall (2,330 sf), a 2-bay apparatus building (1,697 sf), a flammable storage building (100 sf), site work, utilities, paving, new septic & leach field system, fuel tank containment berm, all appurtenances, and demolition of the existing facility

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$3,314,000, including \$123,000 General Fund and \$3,191,000 Public Buildings Construction Fund (lease revenue bond funds). Chapters 47 and 48/06, Item 3540-301-0660 (.2) provides \$237,000 for construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$2,902,000 on September 9, 2005. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project in the increased amount of \$3,139,000. Additionally, \$52,000 in excess project authority is available for reversion.

\$3,262,000 total authorized project costs

\$3,262,000 total estimated project costs

\$200,000 project costs previously allocated: \$25,000 acquisition, \$59,000 preliminary plans, \$98,000 working drawings, \$18,000 construction (due diligence)

\$3,062,000 project costs to be allocated: \$150,000 acquisition, \$2,912,000 construction (\$2,506,000 contract, \$125,000 contingency, \$190,000 A&E, and \$91,000 other project costs)

#### CEQA

A Notice of Mitigated Negative Declaration was filed with the State Clearinghouse on January 12, 1999 and the waiting period expired on February 11, 1999.

#### Due Diligence

The Department of General Services will finalize a Summary of Conditions Memo for this project upon execution of a new ground lease with the Santa Clara County Water District. No significant issues have been identified.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: January 2008

**Staff Recommendation: Adopt supplemental resolution**

## BOND ITEM

### BOND ITEM – 6

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
SOUTH OPERATIONS AREA HEADQUARTERS, RELOCATE FACILITY  
RIVERSIDE COUNTY**

*Authority: Chapters 47 and 48/06, Item 3540-301-0660 (3)*

**Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$30,523,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 6

Department of Forestry and Fire Protection  
South Operations Area Headquarters, Relocate Facility  
Riverside County

#### Action requested

**The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of an operations coordination center (12,236 sf), an administration building (27,000 sf), a construction engineering office building (3,504 sf), an electrical shop (1,581 sf), a mechanical shop (2,602 sf), an automotive shop (2,775 sf), a warehouse (3,200 sf), a joint information center/training/classrooms building (7,000 sf), an emergency generator and generator building (638 sf), a groundskeeper/hazardous materials building (607 sf), and associated equipment. The project also includes site work, utilities, paving, curbs, gutters, vehicle wash rack, fencing, landscaping, fueling facilities, signage, and a communications tower.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$32,695,000, including \$2,172,000 General Fund and \$30,523,000 Public Buildings Construction Fund (lease revenue bond funds). The project costs are as follows:

\$32,695,000 total estimated project costs

\$32,695,000 total authorized project costs

\$2,172,000 project costs previously allocated: \$803,000 preliminary plans, \$1,070,000 working drawings, \$299,000 construction

\$30,523,000 project costs to be allocated: \$2,421,000 acquisition, \$772,000 working drawings, \$27,330,000 construction (\$22,492,000 contract, \$1,125,000 contingency, -\$1,535,000 federal (USFS) reimbursement, \$1,888,000 A&E, \$270,000 other project costs, \$3,090,000 agency retained items)

#### CEQA

CEQA document will be prepared during the acquisition phase.

#### Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the acquisition phase.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	March 2008
Complete construction:	December 2009

**Staff Recommendation:**                      **Adopt resolution**

## BOND ITEM

### BOND ITEM – 7

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
SANTA CLARA RANGER UNIT HEADQUARTERS, REPLACE AUTOMOTIVE SHOP  
SANTA CLARA COUNTY**

*Authority: Chapter 379/02, Item 3540-301-0660 (4)  
Chapter 38 and 39/05, Item 3540-301-0660 (3)  
Chapters 47 and 48/06, Item 3540-301-0660 (.6)*

**Adopt an amended resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$3,043,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 7

Department of Forestry and Fire Protection  
Santa Clara Ranger Unit Headquarters, Replace Automotive Shop  
Santa Clara County

Action requested

**The requested action will adopt an amended resolution authorizing actions to be taken to**



**provide for interim financing and authorizing the sale of lease revenue bonds.**

Scope Description

**This project is within scope.** The approved project authorizes the construction of a new 5-bay Auto Shop (6,152 sf pre-engineered metal building) with offices, welding shop, electric lifts, restrooms, hazmat storage, tool storage, and a detached bulldozer storage. Site work includes new septic system, waste drainage system, paving, landscaping, utilities and demolition of the existing shop.

Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$3,212,000, including \$157,000 General Fund and \$3,055,000 Public Buildings Construction Fund (lease revenue bond funds). Chapters 47 and 48/06, Item 3540-301-0660 (.6) provides \$322,000 for construction. The Board adopted a multi-project supplemental resolution authorizing interim financing and the sale of bonds for this project in the amount of \$2,733,000 on September 9, 2005. The requested action will adopt an amended resolution, which will supersede the previous interim financing resolutions, authorizing interim financing and the sale of bonds for this project in the amount of \$3,043,000. Additionally, \$12,000 in excess project authority is available for reversion.

\$3,200,000 total authorized project costs

\$3,200,000 total estimated project costs

\$219,000 project costs previously allocated: \$40,000 preliminary plans, \$167,000 working drawings, and \$12,000 construction (due diligence)

\$2,981,000 project costs to be allocated: \$2,981,000 construction (\$2,592,000 contract, \$130,000 contingency, \$152,968 A&E, and \$106,032 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 14, 2001 and the waiting period expired on April 13, 2001.

Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on June 26, 2003 for this project and it was noted that no significant issues were identified.

Project Schedule

**The project schedule is as follows:**

Complete construction: December 2007

**Staff Recommendation: Adopt amended resolution**

## BOND ITEM

### BOND ITEM – 8

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
ALTAVILLE FOREST FIRE STATION, REPLACE FACILITY  
CALAVERAS COUNTY**

*Authority: Chapter 38 and 39/05 Item 3540-301-0660 (3.95)  
Chapters 47 and 48/06, Item 3540-301-0660 (6.5)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$4,751,000**

**ITEM IS PULLED FROM AGENDA**

## BOND ITEM

ITEM IS PULLED FROM AGENDA

## BOND ITEM

### BOND ITEM – 9

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
SAN LUIS OBISPO RANGER UNIT HEADQUARTERS, REPLACE FACILITY  
SAN LUIS OBISPO COUNTY**

*Authority: Chapter 106/01, Item 3540-301-0660 (4)  
Chapters 38 and 39/05, Item 3540-301-0660 (3.25)  
Chapters 47 and 48/06, Item 3540-301-0660 (2.1)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$ 11,227,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 9

Department of Forestry and Fire Protection  
San Luis Obispo Ranger Unit Headquarters, Replace Facility  
San Luis Obispo County

Action requested

**The requested action will adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

Scope Description

**This project is within scope.** The approved project authorizes the construction of an administrative headquarters and emergency command center (15,300 sf), a 120 ft radio tower, an apparatus building with office (3,752 sf), a service center/warehouse extension (2,750 sf), a hazardous materials storage building (651 sf), a pump house building (324 sf), and a fuel facility. The project includes associated site development, paving, curbs, sidewalks, utilities, excavation, demolition and disposal of existing buildings, a vehicle wash rack and associated equipment, a hose rack with slab, and all necessary appurtenances.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$12,426,000, including \$1,184,000 General Fund and \$11,242,000 Public Buildings Construction Fund (lease revenue bond funds). Chapters 47 and 48/06, Item 3540-301-0660 (2.1) provides \$924,000 for working drawings (\$5,000) and construction (\$919,000). The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$10,303,000 on September 9, 2005. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project in the increased amount of \$11,227,000. Additionally, \$15,000 in excess project authority is available for reversion.

\$12,411,000 total estimated project costs

\$12,411,000 total authorized

\$1,199,000 project costs previously allocated: \$570,000 preliminary plans, \$614,000 working drawings, and \$15,000 construction (due diligence)

\$11,212,000 project costs to be allocated: \$5,000 working drawings, and \$11,207,000 construction (\$9,587,000 contract, \$479,000 contingency, \$711,000 A&E, \$430,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on February 9, 2000 and the waiting period expired on March 9, 2000.

#### Due Diligence

The Department of General Services is preparing a Summary of Conditions Memo and its completion is pending the finalization of a Transfer of Jurisdiction between CDF and CalPoly.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: December 2009

**Staff Recommendation: Adopt supplemental resolution**

## BOND ITEM

### BOND ITEM – 10

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
PACHECO FOREST FIRE STATION, REPLACE FACILITY  
SANTA CLARA COUNTY**

*Authority: Chapter 106/01, Item 3540-301-0660 (2)  
Chapter 38 and 39/05 Item 3540-301-0660 (1.4)  
Chapters 47 and 48/06, Item 3540-301-0660 (.3)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$2,673,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 10

Department of Forestry and Fire Protection  
Pacheco Forest Fire Station, Replace Facility  
Santa Clara County

#### Action requested

**The requested action will adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard one-engine forest fire station, including an 8-bed barracks/mess hall (2,356 sf), a 2-bay apparatus building (1,697 sf), a flammable storage building (100 sf), site work, utilities, paving, demolition of the existing facility and all appurtenances.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$2,822,000, including \$131,000 General Fund and \$2,691,000 Public Buildings Construction Fund (lease revenue bond funds). Chapters 47 and 48/06, Item 3540-301-0660 (.3) provides \$228,000 for construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$2,445,000 on September 9, 2005. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project in the increased amount of \$2,673,000. Additionally, \$18,000 in excess project authority is available for reversion.

\$2,804,000 total estimated project costs

\$2,804,000 total authorized project costs

\$174,000 project costs previously allocated: \$25,000 acquisition, \$66,000 preliminary plans, \$65,000 working drawings, and \$18,000 construction (for due diligence)

\$2,630,000 project costs to be allocated: \$150,000 acquisition, \$2,480,000 construction (\$2,086,000 contract, \$105,000 contingency, \$193,000 A&E, and \$96,000 other project costs)

#### CEQA

A Notice of Mitigated Negative Declaration was filed with the State Clearinghouse on February 9, 1999 and the waiting period expired on March 11, 1999.

#### Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on January 30, 2006 for this project and it was noted that no significant issues were identified.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: November 2007

**Staff Recommendation: Adopt supplemental resolution**

## BOND ITEM

### BOND ITEM – 11

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
MIRAMONTE CONSERVATION CAMP, REPLACE FACILITY  
FRESNO COUNTY**

*Authority: Chapters 47 and 48/06, Item 3540-301-0660 (4)*

#### **Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$41,770,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 11

Department of Forestry and Fire Protection  
Miramonte Conservation Camp, Replace Facility  
Fresno County

Action requested

**The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**



#### Scope Description

**This project is within scope.** The approved project authorizes demolition of the existing facilities and construction of new conservation camp facilities at the current site. New facilities include, a 100-bed inmate barracks with laundry facility (13,543 sf), an inmate messhall/kitchen (5,957 sf), a warehouse with restroom and shower facility (8,341 sf), a welding shop and auto repair shop (12,001 sf), a carpentry/upholstery/saw & tool repair shop (9,900 sf), a paint shop (5,078 sf), a CCV storage building (4,250 sf), a utility vehicle storage building (4,510 sf), an administration building (5,343 sf), a CDF and CDC Bachelor officers' quarters (7,417 sf), a recreation hall & hobby shop building (3,802 sf), and a generator/pump/flammable storage building (1,052 sf). Site work includes grading and paving, site drainage and erosion control upgrades, covered visitation/picnic area, landscaping, site perimeter fencing, utilities, earth retaining walls, inmate smoking and BBQ huts with detached restroom facility, a vehicle wash rack and relocation of the existing wash rack equipment, above ground fuel storage facility, and all necessary appurtenances.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$41,770,000 from the Public Buildings Construction Fund (lease revenue bond funds). The project costs are as follows:

\$41,770,000 total estimated project costs

\$41,770,000 total authorized project costs

\$0 project costs previously allocated: \$0

\$41,770,000 project costs to be allocated: \$2,206,000 preliminary plans, \$2,980,000 working drawings and \$36,584,000 construction (\$29,734,000 contract, \$1,487,000 contingency, \$2,818,000 A&E, \$2,507,000 other project costs, \$38,000 agency retained items)

#### CEQA

CEQA document will be prepared during the preliminary plan phase.

#### Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2007
Approve working drawings:	September 2008
Complete construction:	December 2010

**Staff Recommendation: Adopt resolution**

## BOND ITEM

### BOND ITEM – 12

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
MENDOCINO RANGER UNIT HEADQUARTERS, REPLACE AUTOMOTIVE SHOP  
MENDOCINO COUNTY**

*Authority: Chapters 38 and 39/05 Item 3540-301-0660 (1.8)  
Chapters 47 and 48/06, Item 3540-301-0660(.5)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$3,511,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 12

Department of Forestry and Fire Protection  
Mendocino Unit Headquarters, Replace Automotive Shop  
Mendocino County

#### Action requested

**The requested action will adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a new 6-bay apparatus automotive shop (6,000 sf), offices, welding shop, electrical lifts, restrooms, hazmat storage/drainage and tool storage. Site work includes new septic systems, waste drainage systems, paving, landscaping, underground utilities, and demolition of the existing shop.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$4,708,000, including \$1,197,000 General Fund and \$3,511,000 Public Buildings Construction Fund (lease revenue bond funds). Chapters 47 and 48/06, Item 3540-301-0660 (.5) provides \$253,000 for working drawings (\$2,000) and construction (\$251,000). The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$3,258,000 on September 9, 2005. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project in the increased amount of \$3,511,000.

\$4,708,000 total estimated project costs

\$4,708,000 total authorized project costs

\$327,000 project costs previously allocated: \$80,000 acquisition, \$100,000 preliminary plans, \$147,000 working drawings

\$4,381,000 project costs to be allocated: \$920,000 acquisition, \$2,000 working drawings and \$3,459,000 construction (\$2,829,000 contract, \$141,000 contingency, \$247,000 A&E, \$198,000 other project costs, and \$44,000 agency retained items)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 27, 1999 and the waiting period expired on January 31, 2000.

#### Due Diligence

The Department of General Services is preparing a Summary of Conditions Memo and anticipates completion of it in December 2006; no significant issues have been identified.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	December 2006
Complete construction:	August 2008

**Staff Recommendation: Adopt supplemental resolution**

## BOND ITEM

### BOND ITEM – 13

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
INTERMOUNTAIN CONSERVATION CAMP, LASSEN COUNTY  
REPLACE FACILITY**

*Authority: Chapters 47 and 48/06, Item 3540-301-0660 (2)*

**Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$15,745,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 13

Department of Forestry and Fire Protection  
Intermountain Conservation Center, Replace Facility  
Lassen County

#### Action requested

**The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a kitchen/messhall (5,000 sf), a barracks (10,938 sf), a CCV garage (3,960 sf), a dayroom (4,250 sf) and a vehicle maintenance building (4,240 sf). An addition will be made to the CDF office (880 sf) and to the CDC office (750 sf). The camp access road and tarmac will be replaced (approximately 100,000 sf). Sitework includes utilities, landscaping, asbestos and lead removal, and all other appurtenances as required. This project also includes demolition of the existing barracks and messhall.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$15,745,000 from the Public Buildings Construction Fund (lease revenue bond funds). The project costs are as follows:

\$15,745,000 total estimated project costs

\$15,745,000 total authorized project costs

\$0 project costs previously allocated: \$0

\$15,745,000 project costs to be allocated: \$933,000 preliminary plans, \$1,020,000 working drawings and \$13,792,000 construction (\$11,482,000 contract, \$574,000 contingency, \$1,128,000 A&E, \$570,000 other project costs, \$38,000 agency retained items)

#### CEQA

CEQA document will be prepared during the preliminary plan phase.

#### Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	February 2007
Approve working drawings:	October 2007
Complete construction:	April 2009

**Staff Recommendation:**                      **Adopt resolution**

## BOND ITEM

### BOND ITEM – 14

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
DEW DROP FOREST FIRE STATION, REPLACE FACILITY  
AMADOR COUNTY**

*Authority: Chapter 106/01, Item 3540-301-0660 (9)  
Chapter 208/04, Item 3540-301-0660 (5)  
Chapters 38 and 39/05, Item 3540-301-0660 (3.7)  
Chapters 47 and 48/06, Item 3540-301-0660 (5.2)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$2,676,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 14

Department of Forestry and Fire Protection  
Dew Drop Forest Fire Station, Replace Facility  
Mariposa County

Action requested

**The requested action will adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

Scope Description

**This project is within scope.** The approved project authorizes the construction of a one-engine forest fire station, including an 8-bed barracks/messhall (2,330 sf), a 3-bay apparatus building (1,999 sf), a flammable storage building (150 sf), a generator building (300 sf), site work, utilities, paving, and all appurtenances. Project also includes demolition of the existing barracks and apparatus buildings. This facility is a one-engine station, which normally requires a 2-bay apparatus building. The additional (third) bay in the new apparatus building will be used by the USFS pursuant to an existing long-term lease agreement.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$2,996,000, including \$252,000 General Fund and \$2,744,000 Public Buildings Construction Fund (lease revenue bond funds). This project will bid September 13, 2006. Chapters 47 and 48/06, Item 3540-301-0660 (5.2) provides \$219,000 for construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$2,457,000 on September 9, 2005. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project in the increased amount of \$2,676,000. Additionally, \$68,000 in excess project authority is available for reversion.

\$2,928,000 total estimated project costs

\$2,928,000 total authorized project costs

\$320,000 project costs previously allocated: \$50,000 acquisition, \$124,000 preliminary plans, \$128,000 working drawings, and \$18,000 construction (due diligence)

\$2,608,000 project costs to be allocated: \$2,626,000 construction (\$2,242,000 contract, \$112,000 contingency, \$124,000 A&E, \$95,000 other project costs, \$35,000 agency retained items)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 23, 2000 and the waiting period expired on July 24, 2000.

#### Due Diligence

The Department of General Services (DGS) is preparing a Summary of Conditions Memo for this project and anticipates completing it by the end of August 2006. DGS has indicated that no significant issues have been identified.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: October 2007

**Staff Recommendation: Adopt supplemental resolution**

## BOND ITEM

### BOND ITEM – 15

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
BAUTISTA CONSERVATION CAMP, REPLACE MODULAR BUILDINGS  
RIVERSIDE COUNTY**

*Authority: Chapter 379/02, Item 3540-301-0660 (20)  
Chapter 208/04, Item 3540-301-0660 (6)  
Chapter 38 and 39/05, Item 3540-301-0660 (3.9)  
Chapter 47 and 48/06, Item 3540-301-0660 (5.4)*

**Adopt an amended resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$6,410,000**

**ITEM IS PULLED FROM AGENDA**

## BOND ITEM



ITEM IS PULLED FROM AGENDA

## BOND ITEM

### BOND ITEM – 16

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
BADGER FOREST FIRE STATION, REPLACE FACILITY  
TULARE COUNTY**

*Authority: Chapters 47 and 48/06, Item 3540-301-0660 (6)*

**Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$4,127,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 16

Department of Forestry and Fire Protection  
Badger Forest Fire Station  
Tulare County

#### Action requested

**The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a new, prototypical single-engine forest fire station on the existing, fee owned, 7-acre site, including an 8-bed barracks/messhall building (3,134+/- gsf), a 2-bay apparatus building (1,697+/- gsf), and a pump house/generator building (267+/- gsf). Site work includes paving, sewer, water, curbs, sidewalks, gas, electrical, telephone, irrigation, grading, compaction, landscaping and all associated utilities and appurtenances. The existing Flammable Storage Building and adjacent fueling facility are to remain in service. This project also includes demolition of the existing apparatus building, barracks buildings, and associated site improvements after the new station is completed.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$4,127,000 from the Public Buildings Construction Fund (lease revenue bond funds). The project costs are as follows:

\$4,127,000 total authorized project costs

\$4,127,000 total estimated project costs

\$0 project costs previously allocated: \$0

\$4,127,000 project costs to be allocated: \$383,000 preliminary plans, \$304,000 working drawings, \$3,440,000 construction (\$2,777,000 contract, \$139,000 contingency, \$273,000 A&E, \$213,000 other project costs, \$38,000 agency retained)

#### CEQA

CEQA document will be prepared during the preliminary plan phase.

#### Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2007
Approve working drawings:	April 2008
Complete construction:	August 2009

**Staff Recommendation:**

**Adopt resolution**

## BOND ITEM

### BOND ITEM – 17

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
ACADEMY, CONSTRUCT DORMITORY AND EXPAND MESSHALL  
IONE, AMADOR COUNTY**

*Authority: Chapters 47 and 48/06, Item 3540-301-0660 (5)*

**Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$10,000,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 17

Department of Forestry and Fire Protection  
Academy, Construct Dormitory and Expand Messhall  
Ione, Amador County

#### Action requested

**The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease-revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of an additional 80-person dormitory. The three-story building configuration should include, but not be limited to, the following identified needs, forty (40) 2-person sleeping rooms with a bathroom in each, four (4) study/meeting rooms, a student recreation room, a multipurpose/multimedia room, three (3) laundry facilities (one on each floor), three (3) janitorial storage rooms (one on each floor), a medical exam/first aid station, an elevator, and all necessary appurtenances. The project also includes expansion and remodeling of the Academy Messhall building, this portion of the project will be completed as agency retained work.

#### Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$10,000,000 from the Public Buildings Construction Fund (lease revenue bond funds). The project costs are as follows:

\$10,000,000 total authorized project costs

\$10,000,000 total estimated project costs

\$0 project costs previously allocated: \$0

\$10,000,000 project costs to be allocated: \$594,000 preliminary plan, \$549,000 working drawing, \$8,857,000 construction (\$6,867,000 contract, \$343,000 contingency, \$654,000 A&E, \$494,000 other project costs, \$499,000 agency retained items)

#### CEQA

CEQA document will be prepared during the preliminary plan phase.

#### Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2007
Approve working drawings:	April 2008
Complete construction:	November 2009

**Staff Recommendation:**

**Adopt resolution**

## BOND ITEM

### BOND ITEM – 18

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)  
PORTERVILLE DEVELOPMENTAL CENTER, 96-BED EXPANSION & RECREATION  
COMPLEX  
TULARE COUNTY**

*Authority: Chapter 157/03, Item 4300-301-0660 (1)  
Chapter 157/03, Item 4300-301-0660 (2)  
Chapter 47 and 48/06, Item 4300-301-0660 (2)*

**Adopt a supplemental resolution to:**

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with modified and increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with modified and increased project authority.

**Total Estimated Bond Authorization:**

**\$85,243,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 18

Department of Developmental Services  
Porterville Developmental Center, 96 Bed Expansion & Recreation Complex  
Tulare County

Action requested

**The requested action will adopt a supplemental resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds.**

Scope Description

**This project is within scope.** The 96 Bed Expansion & Recreation Complex project will construct and provide infrastructure for future residential units. Project scope includes, six 9,316 square foot (sf) residential units totaling 55,896 sf, a protective services facility (10,000 sf), and a new 16,140 sf recreational complex with a 2,087 sf pool. The pool area will have disabled access, a patio area, concrete decking, and a 665 sf building to house the pool equipment. Site improvements include a water well with a 500,000 gallon storage tank, 14,000 linear feet of perimeter fencing, new sallyports, a storm drainage retention ponds, and paved roads for access and perimeter security. A 900 sf emergency generator building with generator will be constructed. Several small existing structures will be demolished.

#### Funding and Cost Verification

**This project is within cost.** Item 4300-301-0660 (1) and (2), Budget Act of 2003 (Ch 157/03), authorized \$63,319,000 lease revenue bonds for the preliminary plans, working drawings and construction of this project as two separate projects, the Recreation Complex Forensic (\$6,495,000) and the 96-Bed Expansion Forensic (\$56,824,000). The Budget Act of 2006 (Chs 47-48/06), through Item 4300-496, reverts the construction authority of \$56,549,000 lease revenue bonds (\$5,789,000 for the recreation complex and \$50,760,000 for the 96-bed expansion), and through 4300-301-0660 (2) provides new construction authority of \$78,473,000 lease revenue bonds for a single combined project. This new appropriation results in overall budget authority of \$85,243,000 for this project. In addition, the PWB approved \$464,000 augmentation for working drawings as a delegated item in April 2006, thereby bringing cumulative project authority to \$85,707,000.

\$85,707,000 total authorized project costs

\$85,707,000 total estimated project costs

\$7,234,000 project costs previously allocated for preliminary plans \$3,016,000 and working drawings \$ 4,218,000

\$78,473,000 project costs to be allocated: construction \$78,473,000 (\$68,094,000 contract, \$3,405,000 contingency, \$2,983,000 A&E services and \$3,991,000 other project costs

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 4, 2004. The waiting period for litigation expired on July 4, 2004.

#### Due Diligence Status

Due Diligence was completed in June 2005.

#### Project Schedule

**The project schedule is as follows:**

Award contract: October 2006

Complete construction: June 2008

**Staff Recommendation: Adopt supplemental resolution**

## BOND ITEM

### BOND ITEM – 19

**DEPARTMENT OF MENTAL HEALTH (4440)  
PATTON STATE HOSPITAL, CONSTRUCT NEW MAIN KITCHEN AND REMODEL  
SATELLITE KITCHENS AND DINING ROOMS  
HIGHLAND, SAN BERNARDINO COUNTY**

*Authority: Chapters 47 and 48/06, Item 4440-301-0001 (2)  
Chapters 47 and 48/06, Item 4440-301-0660 (2)*

**Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Mental Health.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Mental Health and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Department of Mental Health and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$20,986,000**

**APPROVED 4/0**



## BOND ITEM

### STAFF ANALYSIS ITEM – 19

Department of Mental Health  
Patton State Hospital

Construct New Main Kitchen and Remodel Satellite Kitchens and Dining Rooms  
Highland, San Bernardino County

#### Action Requested

**The requested action will adopt a resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project scope authorizes the construction of a 29,000 square foot new single story Central Kitchen Facility and the renovation of seven existing Satellite Kitchens and Dining Facilities totaling 27,000 square feet. The new kitchen will include earthwork, underground utilities, concrete slab on grade, a loading dock, and a wood and steel frame structure with an exterior stucco finish and a metal roof. Special features include new kitchen equipment to support the cook/chill system, new flooring, acoustical ceilings, ceramic tile wall finishes and a 300 KVA emergency generator. Site work includes demolition of four building structures, asbestos and lead paint abatement. Satellite Kitchen improvements include new cook/chill compatible kitchen equipment; improved floors, walls and ceilings; and electrical and mechanical upgrades. Demolition work consists of asbestos and lead paint abatement, removal of existing finishes and kitchen equipment

#### Funding and Cost Verification

**This project is not within cost.** This request for interim financing applies solely to the new main kitchen component of this project authorized in Chapters 47 and 48, Statutes of 2006, Item 4440-301-0660(2) for \$20,986,000. Satellite Kitchens improvements will be funded with General Fund at a cost of \$6,817,000. Of this total, \$349,000 is provided in Chapters 47 and 48, Statutes of 2006, Item 4440-301-0001(2) for preliminary plans.

An augmentation of \$345,000 lease revenue bond (1.2 percent total project costs) is requested in related Consent Item #36 for the preliminary plans phase of the main kitchen component of this project. Most of this increase reflects that the CEQA process will be more extensive than originally presumed and will require a focused Environmental Impact Report (EIR) due to the demolition of existing structures. Also within this request is funding to reflect that the project scope provides for a main kitchen that is 3,000 square feet larger than the size which served as the basis for the budgeted dollars. Given the increased size of the kitchen, additional A&E design and project management funds will be necessary.

For many of the same reasons as for the augmentation request, this project has an anticipated deficit of \$4,302,000 lease revenue bond (15.5 percent total project costs, 16.7 percent cumulative). In addition, funding for LEED can now be included. Because there was no concurrence on LEED cost methodology at the time of budget development, these costs were removed from the budget estimate. Finally, changes to the CCCI Index and significant fee increases by the State Fire Marshal's Office (SFM) and for Hospital Checking have impacted the budget for the New Kitchen.

\$27,803,000 total authorized project costs

\$32,450,000 total estimated project costs

\$0 project costs previously allocated: none

\$27,803,000 project costs to be allocated: preliminary plans \$1,253,000, working drawings \$1,489,000, and construction \$25,061,000 (\$20,320,000 contracts, \$1,152,000 contingency, \$1,405,000 A&E, \$1,429,000 other project costs, and \$755,000 agency retained)

\$345,000 total augmentation requested (see related Consent Item #36): preliminary plans \$345,000

\$4,302,000 anticipated deficit: working drawings \$395,000, and construction \$3,907,000 (\$2,468,000 contracts, \$123,000 contingency, \$760,000 A&E, \$556,000 other project costs)

#### CEQA

An Environmental Impact Report will be prepared for this project to comply with the provisions of CEQA. The CEQA documentation will be filed during the preliminary plans phase.

#### Due Diligence

The Department of General Services will prepare the Due Diligence documentation during the preliminary plans phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	October 2007
Approve working drawings:	October 2008
Complete construction:	September 2010

**Staff Recommendation:**      **Adopt resolution contingent on the approval of Consent Item #36**

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## BOND ITEM

### BOND ITEM – 20

**DEPARTMENT OF MENTAL HEALTH (4440)  
NAPA STATE HOSPITAL, CONSTRUCT NEW MAIN KITCHEN AND REMODEL SATELLITE  
SERVING KITCHENS: NEW KITCHEN COMPONENT  
NAPA, NAPA COUNTY**

*Authority: Chapters 47 and 48/06, Item 4440-301-0001 (1)  
Chapters 47 and 48/06, Item 4440-301-0660 (1)*

**Adopt resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Mental Health.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Mental Health and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Department of Mental Health and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$20,696,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 20

Department of Mental Health  
Napa State Hospital  
Construct New Main Kitchen and Remodel Satellite Kitchens and Dining Rooms  
Napa, Napa County

#### Action Requested

**The requested action will adopt a resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The approved project scope authorizes the construction of a 29,000 square foot new single story Central Kitchen Facility and the renovation of fourteen existing Satellite Kitchens and Dining Facilities totaling 51,291 square feet. The new kitchen will include earthwork, underground utilities, concrete slab on grade, a loading dock with overhead coiling doors, wood and steel frame structure, overhead fire sprinkler system, exterior cement plaster walls and a metal roof. Special features included are new kitchen equipment to support the cook/chill system, high-capacity food storage racks, large freezers, terrazzo flooring, acoustical ceilings, ceramic tile wall finishes and a 300 KVA emergency generator. Satellite Kitchen improvements include new cook/chill compatible kitchen equipment; improved floor finishes, wall and ceilings; and electrical and mechanical upgrades. Demolition work consists of asbestos and lead abatement and the removal of existing finishes, kitchen equipment and existing building structures.

#### Funding and Cost Verification

**This project is not within cost.** This request for interim financing applies solely to the new main kitchen component of this project authorized in Chapters 47/48, Statutes of 2006, Item 4440-301-0660(1) for \$20,696,000. Satellite Kitchens improvements will be funded with General Fund at a cost of \$11,964,000. Of this total, \$598,000 is provided in Chapters 47/48, Statutes of 2006, Item 4440-301-0001(1) for preliminary plans.

An augmentation of \$381,000 lease revenue bond (1.2 percent total project costs) is requested in related Consent Item #35 within this agenda for the preliminary plans phase of the main kitchen component of this project. Most of this increase reflects higher design, soil/survey, and project management costs because the project scope provides for a main kitchen that is 3,000 square feet larger than the size which served as the basis for the budgeted dollars. In addition, the cost for a focused Environmental Impact Report (EIR) is higher than originally anticipated.

For many of the same reasons as for the augmentation request, this project has an anticipated deficit of \$4,233,000 lease revenue bond (13.0 percent total project costs, 14.2 percent cumulative). In addition, funding for LEED can now be included. Because there was no concurrence on LEED cost methodology at the time of budget development, these costs were removed from the budget estimate. Finally, changes to the CCCI Index and significant fee increases by the State Fire Marshal's Office and for Hospital Checking have impacted the budget for this project.

\$32,660,000 total authorized project costs

\$37,274,000 total estimated project costs

\$0 project costs previously allocated: none

\$32,660,000 project costs to be allocated: preliminary plans \$1,253,000, working drawings \$1,489,000, and construction \$25,061,000 (\$20,320,000 contracts, \$1,152,000 contingency, \$1,405,000 A&E, \$1,429,000 other project costs, and \$755,000 agency retained)

\$381,000 total augmentation requested (see related Consent Item #35): preliminary plans \$381,000

\$4,233,000 anticipated deficit: working drawings \$701,000, and construction \$3,532,000 (\$2,627,000 contracts, \$131,000 contingency, \$460,000 A&E, and \$314,000 other project costs)

#### CEQA

An Environmental Impact Report will be prepared for this project to comply with the provisions of CEQA. The CEQA documentation will be filed during the preliminary plans phase.

#### Due Diligence

The Department of General Services will prepare the Due Diligence documentation during the preliminary plans phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	October 2007
Approve working drawings:	October 2008
Complete construction:	September 2010

**Staff Recommendation:**      **Adopt resolution contingent on the approval of Consent Item #35**

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## **BOND ITEM**

### **BOND ITEM – 21**

**DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6110)  
CALIFORNIA SCHOOL FOR THE DEAF, KITCHEN AND DINING HALL RENOVATION  
RIVERSIDE COUNTY**

*Authority: Chapter 47 and 48/06, Item 6110-301-0660 (1)*

**Adopt a resolution to:**

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Education, State Special Schools.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Education, State Special Schools and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Department of Education, State Special Schools and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$8,862,000**

**APPROVED 4/0**



## BOND ITEM

### STAFF ANALYSIS ITEM – 21

Department of Education, State Special Schools  
California School for the Deaf, Kitchen and Dining Hall Renovation  
Riverside County

#### Action Requested

**The requested action will adopt a resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project will add 3,000 SF to the existing main kitchen and dining facility. Work consists of replacing existing, selected kitchen equipment, all coolers and freezers, redesign of existing food service line, new interior architectural finishes, new folding partition for separating dining area and kitchen, upgrade to existing plumbing, mechanical and electrical systems. Project will also modify existing restrooms and doorways to meet ADA code. Site will include new underground utilities, building pad, and utilities to support temporary kitchen and dining trailers. Demolition work will include, hazmat abatement, removal of existing kitchen equipment, landscaping and existing building structure as required to construct the 3,000 SF addition.

#### Funding and Cost Verification

**This project is within cost.**

\$8,862,000 total authorized cost

\$8,862,000 total estimated project cost

\$0 project costs previously allocated:

\$8,862,000 project costs to be allocated: \$5,716,500 Construction Contract, \$400,200 Construction Contingency, \$1,168,300 A&E Services, \$120,000 Equipment \$687,000 Preliminary Plans, and \$770,000 Working Drawings.

#### CEQA

The CEQA documentation will be filed during the preliminary plans phase.

#### Due Diligence Status

Will enter PP phase, including due diligence, upon receipt of interim financing.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2007
Approve working drawings:	April 2008
Complete construction:	April 2010

**Staff Recommendation: Adopt resolution**

## BOND ITEM

### BOND ITEM – 22

DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6110)  
CALIFORNIA SCHOOL FOR THE DEAF, NEW GYMNASIUM AND POOL CENTER  
RIVERSIDE COUNTY

*Authority: Chapter 47 and 48/06, Item 6110-301-0660 (2)*

**Adopt a resolution to:**

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with consent of the Department of Education, State Special Schools.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Education, State Special Schools and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Department of Education, State Special Schools and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$24,963,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 22

Department of Education, State Special Schools  
California School for the Deaf, New Gymnasium and Pool Center  
Riverside County

#### Action Requested

**The requested action will adopt a resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project will construct a new 45,000 SF gymnasium building and a new 23,000 SF pool complex. The gymnasium building will consist of standard gymnasium with folding bleachers, locker rooms, weight rooms, small practice gym, wrestling gym with bleachers, equipment storage facilities, large classroom, and staff offices. The pool complex will include a 25 meter competitive swimming pool, bleachers, restroom facilities, pool equipment building, fencing, and night lighting. Site improvements include a new roadway, vehicle parking and two tennis courts. Demolition work will include removal of existing main gymnasium, small gym, existing swimming pool, and two tennis courts.

#### Funding and Cost Verification

**This project is within cost.**

\$24,963,000 total authorized project cost

\$24,963,000 total estimated project cost

\$0 project costs previously allocated:

\$24,963,000 project costs to be allocated: \$18,021,700 Construction Contract, \$901,100 Construction Contingency, \$3,556,200 A&E Services, \$212,000 Equipment, \$1,077,000 Preliminary Plans, and \$1,195,000 Working Drawings.

#### CEQA

The CEQA documentation will be filed during the preliminary plans phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	July 2007
Approve working drawings:	July 2008
Complete construction:	August 2010

#### Due Diligence Status

Will enter PP phase, including due diligence, upon receipt of interim financing.

**Staff Recommendation: Adopt resolution**

## BOND ITEM

### BOND ITEM – 23

**UNIVERSITY OF CALIFORNIA (6440)  
SAN FRANCISCO CAMPUS, UCSF MEDICAL CENTER SB 1953 MOFFITT/LONG 2008,  
PHASE 1 AND UCSF MEDICAL CENTER SB 1953 MOFFITT/LONG 2008, PHASE 2  
SAN FRANCISCO COUNTY**

*Authority: Section 15820.85 of the Government Code  
as amended by Senate Bill 1667 (Chapter 71/00)*

**Adopt resolution to:**

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$25,000,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 23

University of California  
San Francisco Campus, UCSF Medical Center SB 1953 Moffitt/Long 2008, Phase 1 and UCSF  
Medical Center SB 1953 Moffitt/Long 2008, Phase 2  
San Francisco County

Action Requested

**The requested action will adopt a resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds..**

### Scope Description

**This project is within scope.** The University of California, San Francisco Medical Center (UCSFMC) proposed the SB 1953 Compliance Projects to satisfy the seismic safety requirements for acute care hospital facilities imposed by SB 1953. The required SB 1953 work involves Moffitt and Long hospitals and will be executed in two phases. The scope and cost of Phase 1 and Phase 2 were approved at the February 2001 SPWB meeting.

The UCSFMC SB 1953 Moffitt/Long 2008, Phase 1 project will seismically upgrade Moffitt/Long Hospitals by bracing and retrofitting non-structural building system components, equipment, piping and partial height partitions. The project will upgrade the bracing and anchorages to the non-structural performance category of NPC-3 standard required by Senate Bill 1953. Preliminary plans for Phase 1 were approved by the PWB at the May 2005 meeting; working drawings were approved by DOF on August 3, 2005, and the contract award was approved by DOF on April 7, 2006.

The UCSFMC SB 1953 Moffitt/Long 2008, Phase 2 project will seismically upgrade Moffitt/Long Hospitals by implementing structural changes, including the cutting of beams and floor slabs on fifteen floors and the installation of seismic separation joints. The project will upgrade Moffitt Hospital to a structural performance category of SPC-2 as mandated by Senate Bill 1953 to keep the hospitals in operation through January 1, 2030. Project costs include necessary building infrastructure, especially information technology system work as impacted by the structural work. Preliminary Plans for Phase 2 were approved by the PWB on June 10, 2005; working drawings for Phase 2, Bid Package No. 1 were approved by the DOF on March 13, 2006, and the contract award was approved by DOF on April 7, 2006.

Portions of the upgrade work required to meet the SB 1953 2008 standards have been completed by the UCSFMC with its own funds.

### Funding and Cost Verification

**This project is within cost.**

#### For Phase 1

\$9,996,000 total authorized project costs

\$9,996,000 total estimated project costs

\$9,996,000 project costs previously allocated: preliminary plans -- \$400,000 (State funds); working drawings -- \$600,000 (State funds); construction -- \$7,000,000 (State funds and \$1,996,000 (campus funds)

\$0 project costs to be allocated

#### For Phase 2:

\$19,971,000 total authorized project costs

\$19,971,000 total estimated project costs

\$19,971,000 project costs previously allocated: preliminary plans -- \$1,200,000 (State funds); working drawings -- \$1,300,000 (State funds); construction -- \$14,500,000 (State funds), \$2,971,000 (FEMA funds)

\$0 project costs to be allocated

### CEQA

The University certifies that the project is in compliance with CEQA.

### Due Diligence

The Department of General Services (DGS) completed its due diligence review, March 20, 2006, and determined that there are no unresolved issues identified during their investigation that would adversely impact the quiet enjoyment of the Project Area.

### Project Schedule

**The project schedule is as follows:**

#### Phase 1

Complete construction: December 2007

#### Phase 2

Complete construction: December 2007

**Staff Recommendation: Adopt resolution**

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## BOND ITEM

### BOND ITEM – 24

**DEPARTMENT OF VETERANS AFFAIRS (8960)  
VETERANS HOME YOUNTVILLE, MEMBER SERVICES BUILDING, RENOVATE FACILITY  
NAPA COUNTY**

*Authority: Chapters 47 and 48/06, Item 8960-301-0660*

#### **Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Veterans Affairs.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Veterans Affairs and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Department of Veterans Affairs and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$9,341,000**

**APPROVED 4/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 24

Department of Veterans Affairs  
Veterans Home Yountville, Member Services Building, Renovate Facility  
Napa County

#### Action requested

**The action requested will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease-revenue bonds.**



### Scope Description

**The project is within scope.** This project will renovate an existing 69,652 sf two story cast-in-place concrete structure. The renovation will include fire and life safety upgrades, seismic upgrades, Title 24 energy compliance, interior finishes, repainting the building's exterior, installation of fire sprinklers, mechanical and electrical system upgrades and the repair of damage caused by a recent fire. Demolition work includes the abatement of all hazardous materials and removal of interior finishes, doors, windows, walls, roofing, mechanical and electrical systems.

### Funding and Cost Verification

**This project is within cost.** Item 8960-301-0660 of the Budget Act of 2006 provides \$9,341,000 from the Public Buildings Construction Funds to cover the state share of costs for preliminary plans, working drawings, and construction. The federal share is estimated at \$14,012,000, thereby bringing overall project costs to \$23,353,000. Authority for the federal share does not need to be budgeted until the fiscal year that the project is expected to begin construction.

<u>\$23,353,000</u>	<u>total authorized project costs</u>
<u>\$23,353,000</u>	<u>total estimated project costs</u>
<u>\$0</u>	<u>project costs previously allocated: none</u>
<u>\$23,353,000</u>	<u>total project costs to be allocated: preliminary plans \$1,205,000; working drawings \$1,204,000; construction \$20,944,000 (\$15,653,000 contract, \$1,096,000 contingency, \$1,096,000 A&amp;E, \$1,499,000 other project cost, and \$1,600,000 agency retained)</u>
<u>\$9,341,000</u>	<u>total interim financing requested</u>

### CEQA

A Negative Declaration will be prepared for this project to comply with the provisions of CEQA. The CEQA documentation will be filed during the preliminary plans phase.

### Due Diligence

The Department of General Services will prepare the Due Diligence documentation during the preliminary plans phase.

### Project Schedule

**The project schedule is as follows:**

Approve Preliminary Plans:	April 2007
Approve Working Drawings:	October 2007
Complete Construction:	January 2010

### Other

The project is funded through two sources: Lease-Revenue Bonds and Federal Grant Funds. The Federal Veterans State Home Construction Grant Program funds approximately 60% of the total project cost.

**Staff Recommendation: Adopt resolution**

## CONSENT ITEM

### CONSENT ITEM – 25

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
MONTEREY STATE BEACH, SAND CITY (R-3 AREA)  
MONTEREY COUNTY

DPR Parcel Number 003182-77, DGS Parcel Number 10417

*Authority: Chapter 52/00, Item 3790-302-0005(15),  
as reappropriated by Chapter 157/03, Item 3790-490,  
as reappropriated by Chapter 47 and 48/06, Item 3790-491*

**Authorize acquisition consistent with the staff analysis**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 25

Department of General Services  
Department of Parks and Recreation  
Monterey State Beach, Sand City (R-3 Area)  
Monterey County

Action requested

**The requested action will authorize acquisition for the project.**

Scope Description

**This project is within scope.** The Legislature has approved funding from Proposition 12 (Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000) to acquire coastal property in Sand City, Monterey County, as an addition to Monterey State Beach. The Department of Parks and Recreation (DPR) has identified two properties to acquire: the R-3 Area and Park Appraisal Area. A subsequent addition to Monterey State Beach, the Big Sur Land Trust Opportunity Purchase, will be acquired with funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002).

This request will authorize acquisition of the R-3 Area, which consists of fee simple interest in 82 parcels totaling approximately 7.29 acres and is adjacent to the existing Monterey State Beach. The parcels will be acquired from Monterey Peninsula Regional Park District (MPRPD). Since the DPR was unable to originally fund the acquisitions, the MPRPD acquired the properties with the intent to transfer ownership to DPR management and operation. The acquisition of these parcels will preserve vital habitat for the Western Snowy Plover and the endangered Smith's Blue Butterfly. It will also provide passive recreation opportunities.

#### Funding and Cost Verification

**This project is within cost.** This purchase is one of three Sand City acquisitions that will be funded out of the Monterey State Beach: Acquisition project. Chapter 52/00, Item 3790-302-0005(15) provides \$2,500,000 in funding for the Monterey State Beach: Acquisition project. The balance of the appropriation is sufficient to acquire the subject properties in accordance with legislative intent.

\$2,500,000 total authorized project cost

\$2,500,000 total estimated project cost

\$8,000 project costs previously allocated; DGS site inspection/CEQA and appraisal costs

\$2,492,000 project costs to be allocated: \$1,648,000 R-3 acquisition, \$831,000 Park Appraisal acquisition, DGS review \$13,000

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 22, 2006, and the 35-day statute of limitations expired on June 26, 2006.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is August 2006.

#### Condition of Property

The Department of General Services, Environmental Services Section (DGS/ESS) staff conducted a site visit to the Monterey Peninsula Regional Park District "R-3 Area" acquisition on January 4, 2006. The acquisition consists of approximately 7.29 acres of unimproved rolling sand dunes. The property is located within Sand City, Monterey County, California. Fell Street is the southerly boundary, Tioga Avenue on the north, Sand Dunes Drive to the east, and Ocean View Avenue along the bluff overlooking Monterey Bay as the westerly boundary.

A Phase I Environmental Site Assessment report was not available for this property and is deemed not necessary due to the nature (rolling sand dunes) and condition (no evidence of improvements, past or present) of the land. No other potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit and the property is compatible with the proposed future use as an addition to the Monterey State Beach for purposes of habitat protection and recreation use.

#### Other:

- The purchase price will not exceed the estimated fair market value as determined by a DGS approved appraisal.
- The acquisition will decrease the likelihood of development of smaller surrounding parcels.
- The property is vacant and unimproved.
- There is no implied dedication applicable to this property.
- There is no relocation assistance involved with this project.
- This property is adjacent to the existing Monterey State Beach and is inland from the beach. The DPR intends to use the property for habitat protection and to protect the viewshed. As such, no additional support needs are anticipated with the acquisition of this property.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

**Staff Recommendation: Authorize acquisition**

## CONSENT ITEM

### CONSENT ITEM – 26

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
CHINO HILLS STATE PARK, SHAPELL  
ORANGE COUNTY

DPR Parcel Number 007566-77; DGS Parcel Number 10222

*Authority: Public Resources Code Section 5005  
Chapter 379/02, Item 3790-301-6029(6)  
as reappropriated by Chapter 38 and 39/05; Item 3790-491*

**Authorize the acquisition of real property through the acceptance of a no cost acquisition**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 26

Department of General Services  
Department of Parks and Recreation  
Chino Hills State Park, Shapell  
Orange County

#### Action requested

**The requested action will authorize the acquisition of real property through the acceptance of a no cost acquisition.**

#### Scope Description

**This project is within scope.** The Shapell property proposed to be acquired through acceptance of a donation is a vacant and unimproved 1,261.69± acre parcel adjacent to the Chino Hills State Park. This irregularly-shaped parcel is bounded to the north by existing lands of the park. Acquisition of the property is important to fulfilling the mission of the Department of Parks and Recreation (DPR), as it expands the park, protects sensitive endemic wildlife species, and provides additional buffer lands.

#### Funding and Cost Verification

**This project is within cost.** The Public Resources Code, Section 5005, allows the DPR to receive and accept in the name of the people of the state any gift, dedication, devise, grant, or other conveyance of title to or any interest in real property, including water rights, roads, trails, and rights-of-way, to be added to or used in connection with the state park system. It may receive and accept gifts, donations, contributions, or bequests of money to be used in acquiring title to or any interest in real property, or in improving it as a part of or in connection with the state park system, or to be used for any of the purposes for which the department is created. It may also receive and accept personal property for any purpose connected with the state park system.

Chapter 379/02, Item 3790-301-6029(6), as reappropriated by Chapter 38/05, Item 3790-491, provides a total of \$40,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient for overhead costs (e.g., title/escrow fees and Department of General Services staff time to conduct due diligence) of the subject property (\$5,000) in accordance with legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 13, 2004. The statute of limitations expired on September 17, 2004 without comment.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is September 2006.

#### Condition of Property

The Department of General Services' Environmental Services Section (DGS/ESS) conducted a site survey of the proposed acquisition of land near the existing Chino Hills State Park on June 28, 2006. DGS/ESS staff was accompanied by an ecologist with the DPR who was familiar with the resources and boundaries of the acquisition area.

The subject property is composed of rolling hills with deep valleys; the habitat is entirely chaparral vegetation. The property is in a natural condition with the exception of a dirt road that bisects the area to be acquired. The property has high-quality habitat that supports California gnatcatchers (a small bird that nests in scrub habitat) and other chaparral-dependent species. The area surveyed showed no evidence of contemporary industrial or commercial uses; the property had no debris, structures, or abandoned equipment. According to individuals familiar with the area, the parcel has always been in open-space uses. Because of the remote, undeveloped nature of the property a formal environmental site assessment (Phase I) was not considered necessary for this acquisition.

The DGS/ESS staff finds that based on a review of available information and a survey of the acquisition area the subject property presents no short or long-term liabilities, or conditions that would require additional documentation and/or investigation. Staff also find the property is appropriate for the intended expansion of the existing state park.

#### Other

- Pursuant to Government Code Section 11005, gifts of real property in fee must be approved by the Director of the Department of Finance. In addition, administrative policy requires that departments requesting the approval of gifts of real property first obtain approval from the State Public Works Board (PWB).
- The property is vacant and unimproved.
- The DPR is not aware of any lawsuits pending concerning the property.
- The Real Property Donation Agreement requires delivery of title to the property free and clear of any mortgages or liens.
- There is no implied dedication applicable to this property.
- There is no relocation assistance involved with this project.
- An Endowment Donation Agreement was executed by the donors (Shapell Industries, Inc. and Upper K-Shapell Joint Venture) and the endowment administrator (California State Parks Foundation) on December 15, 2005. It was executed contingent upon the approval of the acceptance of the donation of the land by the PWB. The one-time endowment of \$500,000 is to be dedicated solely to the benefit of DPR for the operation, maintenance, improvement and administration of Chino Hills State Park.
- As a condition of the Donation Agreement, the DPR will be required to accept a **Declaration of Restrictive Covenants** that shall run with and burden the property. It provides for the mitigation of certain impacts to waters of the United States and to the federally listed Coastal California gnatcatcher and its designated critical habitat. This restriction is consistent with DPR's intended use of the property.
- The DPR intends to provide periodic patrols of the property with existing staff. As such, support implications for this acquisition will be minimal.
- It is estimated that the interest earned from the endowment (approximately \$10,000 annually at a rate of return between 2 to 4 percent) will be sufficient to address the DPR's operational and support needs over time, which include such lesser costs as seasonal help, litter pickup, signage, fencing, and minor resource management.

**Staff Recommendation:     Authorize site selection and acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 27

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK, FRONT GATE  
SANTA BARBARA COUNTY  
DPR Parcel Numbers 840877, DGS Parcel Number 10393

*Authority: Chapter 157/03, Item 3790-301-6029(10)  
as reappropriated by Chapter 47 and 48/06, Item 3790-491*

**Authorize site selection consistent with the staff analysis**

**ITEM IS PULLED FROM AGENDA**

## CONSENT ITEM





ITEM IS PULLED FROM AGENDA

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## CONSENT ITEM

### CONSENT ITEM – 28

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
MORRO STRAND STATE BEACH – CLOISTERS  
SAN LUIS OBISPO COUNTY  
DPR Parcel No. A10503, DGS Parcel No. 10243

*Authority: Public Resources Code, Section 5005  
Chapter 379/02, Item 3790-301-6029(6),  
as reappropriated by Chapter 38/05, Item 3790-491-6029(6)*

**Authorize acquisition of fee lands through acceptance of an Irrevocable Offer to Dedicate**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 28

Department of General Services  
Department of Parks and Recreation  
Morro Strand State Beach - Cloisters  
San Luis Obispo County

Action requested

**The requested action will authorize acquisition of fee lands through acceptance of an Irrevocable Offer to Dedicate.**

Scope Description

**The project is within scope.** The Department of Parks and Recreation (DPR) has been offered approximately 22.8 acres of land adjacent to the Morro Strand State Beach situated in the county of San Luis Obispo by means of an Irrevocable Offer to Dedicate Land (OTD). The property is characterized primarily of sand dunes that will be dedicated into perpetuity for purposes of preserving the light, air, view, habitat and scenic qualities as provided by the OTD. The OTD commits the use of the property to natural open space for habitat protection, resource conservation, and public and private scenic view purposes.

The acquisition of this environmentally sensitive habitat area by the DPR will serve three important missions that include: providing for the expansion of public recreational outdoor activities; sustaining the flora, fauna and sand dune ecosystems; and acquiring in-holdings and adjacent coastal/strand properties adjacent to existing state parks.

### Funding and Cost Verification

**This project is within cost.** The Public Resources Code, Section 5005, allows the DPR to receive and accept in the name of the people of the state any gift, dedication, devise, grant, or other conveyance of title to or any interest in real property, including water rights, roads, trails, and rights-of-way, to be added to or used in connection with the state park system. It may receive and accept gifts, donations, contributions, or bequests of money to be used in acquiring title to or any interest in real property, or in improving it as a part of or in connection with the state park system, or to be used for any of the purposes for which the department is created. It may also receive and accept personal property for any purpose connected with the state park system.

Chapter 379/02, Item 3790-301-6029(6), as reappropriated by Chapter 38/05, Item 3790-491, provides a total of \$40,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient for overhead costs (e.g., title/escrow fees and Department of General Services staff time to conduct due diligence) of the subject property (\$30,000) in accordance with legislative intent.

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 26, 2004, and the 35-day statute of limitations expired on June 30, 2004.

### Condition of Property Statement

The Department of General Services Environmental Services Section (DGS/ESS) staff conducted a site visit to the Morro Strand State Beach/Cloisters property on May 18, 2004; and the property was re-surveyed by ESS staff on July 3, 2006. Since the initial site visit there has been no change in the condition of this property. The acquisition consists of approximately 22.8 acres consisting of three parcels.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the physical setting (i.e., coastal dunes, of the parcels). No potential problems with hazardous materials (e.g., ground and/or vegetation staining) was observed during the DGS/ESS site visit and the property is compatible with the proposed future use as an addition to State park lands.

### Other

- The property is unimproved and there is no relocation assistance involved with this proposed acquisition.
- The DPR is not aware of any lawsuits pending concerning this property.
- The Property Acquisition Agreement (PAA) requires delivery of title to the property to be free and clear of any mortgages or other liens.
- The PAA does not include the State's standard indemnification language, potentially exposing the State to additional fiscal liability. However, the DGS/ESS site visit of the property did not identify conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved natural habitat, the risk associated with acquiring this property without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- Although periodic site inspections of the property by the DPR staff have not yielded any evidence of implied dedication.
- A portion of the property contains a channel approximately 340 feet long by three and a half feet high by 15 feet wide that is evidenced by a wire mesh mat filled with rock that is designed to control the plant growth and overflow water from the wetland. The State will be responsible for its maintenance; however, maintenance is minimal as these

structures typically have a life of about 50 years and require very little upkeep.

- This property is being acquired for habitat and natural resource protection, which will be handled with existing staff and resources from Morro Strand State Park. This is a relatively small addition to the existing state park unit. Public access will be minimal; the public is attracted to the adjacent beach area, away from this property. As such, the support costs for this acquisition should be minimal.
- The only costs associated with acceptance of this OTD are the staff costs to process the acceptance. No significant future costs have been identified with the acceptance of this OTD.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.
- Pursuant to Government Code Section 11005, gifts of real property in fee must be approved by the Director of the Department of Finance. In addition, administrative policy requires that departments requesting the approval of gifts of real property first obtain approval from the State Public Works Board (PWB).

**Staff Recommendation:      Authorize acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 29

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
MONTEREY STATE BEACH, SAND CITY (PARK APPRAISAL AREA)  
MONTEREY COUNTY  
DPR Parcel Number 003181-77, DGS Parcel Number 10416

*Authority: Chapter 52/00, Item 3790-302-0005(15),  
as reappropriated by Chapter 157/03, Item 3790-490,  
as reappropriated by Chapter 47 and 48/06, Item 3790-491*

**Authorize acquisition consistent with the staff analysis**

**APPROVED 2/0**



## CONSENT ITEM

### STAFF ANALYSIS ITEM – 29

Department of General Services  
Department of Parks and Recreation  
Monterey State Beach – Sand City (Park Appraisal Area)  
Monterey County

#### Action requested

**The requested action will authorize acquisition for the project.**

#### Scope Description

**This project is within scope.** The Legislature has approved funding from Proposition 12 (Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000) to acquire coastal property in Sand City, Monterey County, as an addition to Monterey State Beach. The Department of Parks and Recreation (DPR) has identified two properties to acquire: the R-3 Area and Park Appraisal Area. A subsequent addition to Monterey State Beach, the Big Sur Land Trust Opportunity Purchase, will be acquired with funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002).

This request will authorize acquisition of the Park Appraisal Area, which consists of fee simple interest in 25 parcels totaling approximately 4.57 acres and is adjacent to the existing Monterey State Beach. The parcels will be acquired from Monterey Peninsula Regional Park District (MPRPD). Since the DPR was unable to originally fund the acquisitions, the MPRPD acquired the properties with the intent to transfer ownership to DPR management and operation. The acquisition of these parcels will preserve vital habitat for the Western Snowy Plover and the endangered Smith's Blue Butterfly. It will also provide passive recreation opportunities.

#### Funding and Cost Verification

**This project is within cost.** This purchase is one of three Sand City acquisitions that will be funded out of the Monterey State Beach: Acquisition project. Chapter 52/00, Item 3790-302-0005(15) provides \$2,500,000 in funding for the Monterey State Beach: Acquisition project. The balance of the appropriation is sufficient to acquire the subject properties in accordance with legislative intent.

\$2,500,000 total authorized project cost

\$2,500,000 total estimated project cost

\$8,000 project costs previously allocated: DGS Site inspection/CEQA and appraisal costs

\$2,492,000 project costs to be allocated: \$1,648,000 R-3 acquisition, \$831,000 Park Appraisal acquisition, DGS review \$13,000

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 22, 2006, and the 35-day statute of limitations expired on June 26, 2006.

### Project Schedule

#### **The project schedule is as follows:**

Anticipated close of escrow                      September 2006

### Condition of Property

The Department of General Services, Environmental Services Section (DGS/ESS) staff conducted a site visit to the Monterey Peninsula Regional Park District, Park Appraisal Area, on January 4, 2006. The acquisition consists of approximately 4.57 acres of unimproved rolling sand dunes area, which has been subdivided into "paper" (undeveloped) lots. The property is located within Sand City, Monterey County, California. Fell Street is the southerly boundary, Tioga Avenue on the north, Sand Dunes Drive to the east, and Ocean View Avenue along the bluff overlooking Monterey Bay as the westerly boundary.

A Phase I Environmental Site Assessment (ESA) report was not available for this property and is deemed not necessary due to the nature (rolling sand dunes) and condition (no evidence of improvements, past or present) of the land. No other potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the DGS/ESS site visit. The property is compatible with the proposed future use as an addition to the Monterey State Beach for purposes of habitat protection and recreation use.

### Other:

- The purchase price will not exceed the estimated fair market value as determined by a DGS approved appraisal.
- The property is vacant and unimproved.
- There is no implied dedication applicable to this property.
- The acquisition will decrease likelihood of development of smaller surrounding parcels.
- There is no relocation assistance involved with this project.
- This property is adjacent to the existing Monterey State Beach and is inland from the beach.
- The DPR intends to use the property for habitat protection and to protect the viewshed. As such, no additional support needs are anticipated with the acquisition of this property.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

**Staff Recommendation:     Authorize acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 30

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
ROBERT LOUIS STEVENSON STATE PARK / BANDETTINI  
NAPA COUNTY  
DPR Parcel No. 008171-77, DGS Parcel No. 10425

*Authority: Chapter 106/01, Item 3790-301-0005(27),  
as reappropriated by Chapter 208/04, 3790-491*

**Authorize site selection consistent with staff analysis**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 30

Department of General Services  
Department of Parks and Recreation  
Robert Louis Stevenson State Park / Bandettini  
Napa County

#### Action requested

**The requested action will authorize site selection for the project.**

#### Scope Description

**This project is within scope.** The Legislature approved funding from Proposition 12 (Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000) for new acquisitions for the State Park System without specifying particular parcels. This request will authorize site selection of approximately 147.2 acres, consisting of two parcels that are contiguous to the Robert Louis Stevenson State Park. The acquisition of these parcels will serve to eliminate an in-holding on the eastern boundary of Robert Louis Stevenson State Park and expand the existing park.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3790-301-0005(27), as reappropriated by Chapter 208/04, Item 3790-491-0005(27), provides \$5,000,000 for this acquisition program. The subject property can be acquired with the balance of the funds available and in accordance with legislative intent.

#### CEQA

The CEQA notice was filed on April 28, 2006 and the statute of limitations expired on June 2, 2006.

## Project Schedule

### **The project schedule is as follows:**

The anticipated close of escrow is September 2006.

## Condition of Property

The Department of General Services, Environmental Services Section (DGS/ESS) staff conducted a site visit to the Robert Louis Stevenson State Park "Bandettini" acquisition on October 19, 2005. The acquisition consists of approximately 147.2 acres of land containing: (1) a small barn and associated corral; (2) a small house and associated pond; and (3) a storage shed and associated corral. The property is located in a relatively remote area near Mount St. Helena in the northwestern portion of Napa County, approximately eight miles north of the city of Calistoga, California.

Because portions of the property contain structures and other development, a Phase I Environmental Site Assessment (ESA) was prepared by Edd Clark and Associates, Inc. in October 2004. The ESA was reviewed by DGS/ESS staff and found to be in accordance with the American Society for Testing and Materials (ASTM) standard E1527: "No recognized environmental concerns (RECs) were identified on the subject property or in the immediate offsite area that would appear to represent a potential threat of an adverse impact to soil or groundwater at the subject site" (Edd Clark & Associates, Inc., 2004:8).

Water on site is provided by natural springs and piped into a settling tank and then to a storage tank and pressure tank for domestic use. The current occupants of the house have implemented a domestic water conservation plan that recycles "grey" water (sinks, washer, etc.) from the home for secondary use as irrigation water. While the use of grey water can pose potential water quality concerns, none were observed on this property.

Since the existing residence will remain following acquisition, DGS/ESS recommends that prior to use or occupancy of the house by the Department of Parks and Recreation (DPR) staff, an inspection of the roof, electrical, water, plumbing, and septic systems be conducted by the appropriate qualified professionals. The objective of this inspection would be to assure the safety and protection of future occupants; however, the house contains no known hazardous conditions.

No evidence of potential problems with hazardous materials, undocumented storage tanks, buried debris, etc., was observed during the DGS/ESS site visit and the property is compatible with the proposed future use as an addition to the Robert Louis Stevenson State Park for purposes of open space preservation, habitat protection, and recreation use. Because several months have elapsed since the DGS/ESS site survey, it is recommended that DGS/ESS do an updated site visit to re-affirm the absence of any nuisance (debris, abandoned cars/equipment, etc.) or potentially hazardous conditions prior to acquisition approval.

## Other

- The purchase price shall not exceed the fair market value of the property, as determined by DGS.
- This acquisition is contiguous to the existing Robert Louis Stevenson State Park on its eastern boundary. Primary access to the property is provided via a graded gravel and dirt road from Highway 29 via the adjacent state park.
- The property includes a small residence, with wood deck, pond, stables and corrals. There is a tenant on the property who serves as a caretaker for the owner. It is DPR's intent to relocate the tenant and keep the structure for potential DPR District staff use, i.e. a ranger

station. The State recognizes its responsibility for consideration of relocation assistance (RAP) pursuant to Government Code Section 7260 et seq., and other implementing regulations and will process the RAP, if applicable, accordingly. Although the actual potential for relocation assistance is unknown at this time, such issues will be resolved prior to acquisition of the property.

- There is a Memorandum of Agreement (MOA) defining the terms and conditions whereby PG&E provides electric service to the owner and others by means of the owner's privately owned distribution line. The distribution line is to remain in place and provides service to the residence on the property. The DPR does not anticipate that the MOA will impact their program and/or use of the property.
- The mineral rights were reserved in patent to a prior grantor. The appraiser noted that mineral rights are a non-issue for properties of this type in this area, and the market value of this property is not impacted by this mineral rights issue. DPR will obtain documentation prior to acquisition of: (1) no active mining on and/or adjacent to the property; and (2) the likelihood of any future mining activities.
- The DPR is not aware of any lawsuits pending concerning the property. The Purchase Acquisition Agreement (PAA) will require delivery of title to the property free and clear of any mortgages or liens.
- The DPR does not anticipate the need for additional support funding resulting from the acquisition of this property. A more detailed management plan will be identified when the project is submitted for acquisition approval.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

**Staff Recommendation:     Authorize site selection**

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## CONSENT ITEM

### CONSENT ITEM – 31

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
ALTAVILLE FOREST FIRE STATION, REPLACE FACILITY  
CALAVERAS COUNTY**

*Authority: Chapter 52/00, Item 3540-301-0001 (49)  
Chapters 38 and 39/05, Item 3540-301-0660 (3.95)  
Chapters 47 and 48/06, Item 3540-301-0660 (6.5)*

**Approve preliminary plans**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 31

Department of Forestry and Fire Protection  
Altaville Forest Fire Station, Replace Facility  
Calaveras County

Action requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard one-engine forest fire station, including an 10-bed barracks/mess hall (2,800 sf), a 2-bay apparatus building (1,697 sf), a 1,982 sf dozer shed, a flammable storage building (100 sf), site work, utilities, paving, and all appurtenances. Demolition of the existing facility is also included.

Funding and Cost Verification

**This project is within cost.** Total appropriations for this project provide \$4,938,000; including \$187,000 in General Funds and \$4,751,000 in Public Buildings Construction Funds (lease revenue bond funds). Chapters 47 and 48/06, Item 3540-301-0660 (6.5) provides \$997,000 for preliminary plans (\$16,000), working drawings (\$61,000) and construction (\$920,000). The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$3,754,000 on September 9, 2005. Bond Item #8 in this agenda requests that the Board adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project in the increased amount of \$4,751,000.



\$4,938,000 total authorized project costs

\$4,938,000 total estimated project costs

\$187,000 project costs previously allocated: \$187,000 preliminary plans

\$4,751,000 project costs to be allocated: \$16,000 preliminary plans, \$387,000 working drawings, \$4,348,000 construction (\$3,488,000 contract, \$174,000 contingency, \$236,000 A&E, \$450,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 30, 2003 and the waiting period expired on June 30, 2003.

#### Due Diligence

The Department of General Services (DGS) is preparing a Summary of Conditions Memo for this project and anticipates completing it by the end of August 2006. DGS has indicated that no significant issues have been identified.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: July 2008

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 32

DEPARTMENT OF PARKS AND RECREATION (3790)  
SAMUEL P. TAYLOR STATE PARK, INSTALL NEW CONCRETE WATER RESERVOIRS  
MARIN COUNTY

*Authority: Chapter 208/04, Item 3790-301-6029(5)  
Chapters 38 and 39/05, Item 3790-301-6029 (8)*

Approve preliminary plans

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 32

Department of Parks and Recreation  
Samuel P. Taylor State Park, Marin County  
Install New Concrete Water Reservoirs

#### Action Requested

**The requested action will approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will replace the deteriorating water storage system at Samuel P. Taylor State Park in order to provide reliable and adequate supplies for park use and fire protection. The scope originally specified the replacement of two 100,000-gallon redwood storage tanks with two 250,000-gallon concrete storage tanks. However, it was subsequently determined that two 182,000-gallon welded stainless steel storage reservoirs could be substituted based on the high cost of installing the concrete tanks and related difficulties in transporting concrete to the project's remote location. Furthermore, the reduction in overall capacity was based on a revised water needs analysis, which determined that a lesser water storage capacity would fully meet the needs of the park.

#### Funding and Cost Verification

##### **This project is within cost.**

\$1,876,000 total authorized project costs

\$1,759,000 total estimated project costs

\$199,000 project costs previously allocated: preliminary plans

\$1,559,000 project costs to be allocated: working drawings \$138,000, construction \$1,421,000 (\$1,149,000 contract, \$80,000 contingency, \$111,000 A&E costs, and \$81,000 agency retained items)

\$117,000 estimated project savings

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 12, 2006 and the waiting period expired on May 12, 2006.

#### Project Schedule

##### **The project schedule is as follows:**

Approve Working Drawings	March 2007
Complete Construction:	December 2007

#### Due Diligence Status

Samuel P. Taylor State Park – the park was acquired in multiple stages between 1946 and 1996. The project replaces two existing redwood water storage reservoirs with new steel storage tanks. There are several easements in the park, none of which impact the areas where the existing tanks are located. There are no known hazards within the area of impact of the project.

**Staff Recommendation:     Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 33

DEPARTMENT OF PARKS AND RECREATION (3790)  
ANTELOPE VALLEY STATE PARK, STRUCTURAL IMPROVEMENTS  
LOS ANGELES COUNTY

*Authority: Chapters 38 and 39/05, Item 3790-301-0005(2)  
as reappropriated by Chapter 47 and 48/06, Item 3790-491*

**Approve preliminary plans**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 33

Department of Parks and Recreation  
Antelope Valley State Park, Structural Improvements  
Los Angeles County

#### Action requested

**The requested action will approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will make structural improvements and provide a new environmental or climate control system (HVAC) to the Antelope Valley Indian Museum building, a National Register of Historic Places property, in order to safeguard the public as well as the valuable artwork and collections contained within the building. The artifact collection will be removed and placed in storage, while work is performed to upgrade the structural and HVAC systems, and while a new heating venting and air conditioning system is installed, returning artifacts at the end of the project.

#### Funding and Cost Verification

**This project is within cost.**

\$2,146,000 total authorized project cost

\$2,145,000 total estimated project cost

\$96,000 project costs previously allocated: preliminary plans \$96,000

\$2,049,000 project costs to be allocated: working drawings \$53,000, construction \$1,976,000 (\$1,578,000 contract, \$110,000 contingency, \$246,000 A&E costs, \$42,000 agency retained items), and other \$20,000

\$1,000 estimated project savings

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 27, 2006 and the waiting period expired on March 5, 2006.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: May 2007

Complete construction: June 2008

#### Due Diligence:

This property was acquired April 12, 1979; there are no easements or encumbrances that will affect the proposed project at Antelope Valley Indian Museum. Only one easement exists in the area of the museum structure providing telephone service to the building(s) in this vicinity. Site improvements will not occur within this easement.

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 34

**AIR RESOURCES BOARD (3900)  
HAAGEN SMIT LABORATORY  
EL MONTE, LOS ANGELES COUNTY**

*Authority: Chapter 38 and 39/05, Item 3900-301-0115 (1)  
Chapter 47 and 48/06, Item 3900-301-0115 (1)*

- a. Approve preliminary plans
- b. Recognize anticipated deficit **\$86,000**  
(7.0 percent of total project costs)

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 34

Air Resources Board  
Haagen Smit Laboratory  
El Monte, Los Angeles County

Action Requested

**The requested action will approve preliminary plans and recognize anticipated deficit for the project.**

Scope Description

**This project is within scope.** The project consists of a “Structural Only” retrofit. Architectural, mechanical, electrical, and hazardous material costs are limited to incidental work to enable the structural retrofit only. The structure consists of a single story concrete tilt-up building with metal roof decking with some CMU (Concrete Masonry Units) walls. The proposed retrofit scheme would strengthen the roof to walls connection at the main laboratory, cold soak area, and administration area. The structural work is to be done from exterior with very minimum disruption to interior work space. However, some weekend or night work would be required with minimum disruption to facility operations.

#### Funding and Cost Verification

**This project is not within cost.** The increase to the construction soft costs is attributed to the substantial increase in the hourly rates for construction inspection and management services since the completion of study estimate in January 2004. In addition, the cost of construction management and building security and monitoring during night and weekend shifts were under estimated. To achieve the least impact to the critical building operations of the laboratory, it has been planned that portions of the construction activities will be accomplished during nights and weekends. During working drawing phase, the project team will be investigating all options available in bringing the cost down to the level of funding as appropriated. This investigation may include the possibility of shortening the project construction schedule.

\$ 1,223,000 total authorized project costs

\$1,309,000 total estimated project costs

\$103,000 project costs previously allocated: \$103,000 preliminary plans

\$1,120,000 project costs to be allocated: \$120,000 working drawings and  
\$1,000,000 construction (\$704,000 contract, \$49,000 contingency, and  
\$247,000 A&E costs)

\$86,000 anticipated deficit

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 6, 2006, and the waiting period expired on May 11, 2006.

#### Project Schedule

**The project schedule is as follows:**

Approve Working Drawings:	June 2007
Complete Construction:	August 2008

#### Due Diligence Status

Due Diligence was completed on July 10, 2006 and no vesting, title, or rights issues were identified.

**Staff Recommendation: Approve preliminary plans and recognize anticipated deficit**

## CONSENT ITEM

### CONSENT ITEM – 35

DEPARTMENT OF MENTAL HEALTH (4440)  
NAPA STATE HOSPITAL, CONSTRUCT NEW MAIN KITCHEN  
NAPA, NAPA COUNTY

*Authority: Chapters 47 and 48/06, Item 4440-301-0001 (1)*  
*Chapters 47 and 48/06, Item 4440-301-0660 (1)*

- a. Approve augmentation for preliminary plans **\$381,000**  
(1.2 percent of total project costs)
- b. Recognize anticipated deficit in working drawings and construction **\$4,233,000**  
(13.0 percent of total project costs)  
(14.2 percent cumulative)

**APPROVED 2/0**



## CONSENT ITEM

### STAFF ANALYSIS ITEM – 35

Department of Mental Health  
Napa State Hospital, Construct New Main Kitchen  
Napa, Napa County

#### Action Requested

**The requested action will approve an augmentation for preliminary plans phase and recognize an anticipated deficit in the working drawings and construction phases.**

#### Scope Description

**This project is not within scope.** The approved project scope authorizes the construction of a 29,000 square foot new single story Central Kitchen Facility and the renovation of fourteen existing Satellite Kitchens and Dining Facilities totaling 51,291 square feet. The new kitchen will include earthwork, underground utilities, concrete slab on grade, a loading dock with overhead coiling doors, wood and steel frame structure, overhead fire sprinkler system, exterior cement plaster walls and a metal roof. Special features included are new kitchen equipment to support the cook/chill system, high-capacity food storage racks, large freezers, terrazzo flooring, acoustical ceilings, ceramic tile wall finishes and a 300 KVA emergency generator.

Satellite Kitchen improvements include new cook/chill compatible kitchen equipment; improved floor finishes, wall and ceilings; and electrical and mechanical upgrades. Demolition work consists of asbestos and lead abatement and the removal of existing finishes, kitchen equipment and existing building structures.

#### Funding and Cost Verification

**This project is not within cost.** Chapters 47/48, Statutes of 2006, Item 4440-301-0660(1) appropriates \$20,696,000 for design and construction of the new main kitchen component of this project. Satellite Kitchens improvements will be funded with General Fund at a cost of \$11,964,000. Of this total, \$598,000 is provided in Chapters 47 and 48, Statutes of 2006, Item 4440-301-0001(1) for preliminary plans. Thus, total authorized project costs are \$32,660,000.

An augmentation of \$381,000 lease revenue bond (1.2 percent total project costs) is requested for the preliminary plans phase of the main kitchen component of this project. Most of this increase reflects higher design, soil/survey, and project management costs because the project scope provides for a main kitchen that is 3,000 square feet larger than the size which served as the basis for the budgeted dollars. In addition, the cost for a focused Environmental Impact Report (EIR) is higher than originally anticipated.

For many of the same reasons as for the augmentation request, this project has an anticipated deficit of \$4,233,000 lease revenue bond (13.0 percent total project costs, 14.2 percent cumulative). In addition, funding for LEED can now be included. Because there was no concurrence on LEED cost methodology at the time of budget development, these costs were removed from the budget estimate. Finally, changes to the CCCI Index and significant fee increases by the State Fire Marshal's Office (SFM) and for Hospital Checking have impacted the budget for this project.

On July 21, 2006, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its recommendation that the Public Works Board approve this augmentation after August 10, 2006.

\$32,660,000 total authorized project costs

\$37,274,000 total estimated project costs

\$0 project costs previously allocated: none

\$32,660,000 project costs to be allocated: preliminary plans \$1,253,000, working drawings \$1,489,000, and construction \$25,061,000 (\$20,320,000 contracts, \$1,152,000 contingency, \$1,405,000 A&E, \$1,429,000 other project costs, and \$755,000 agency retained)

\$381,000 total augmentation requested: preliminary plans \$381,000

\$4,233,000 anticipated deficit: working drawings \$701,000, and construction \$3,532,000 (\$2,627,000 contracts, \$131,000 contingency, \$460,000 A&E, and \$314,000 other project costs)

#### CEQA

A focused EIR will be prepared for this project to comply with the provisions of CEQA. The CEQA documentation will be filed during the preliminary plans phase.

#### Due Diligence

The Department of General Services will prepare the Due Diligence documentation during the preliminary plans phase.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	November 2007
Approve working drawings:	November 2008
Complete construction:	October 2010

**Staff Recommendation:**      **Approve augmentation for preliminary plans and recognize anticipated deficit in the working drawings and construction phases.**

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## CONSENT ITEM

### CONSENT ITEM – 36

DEPARTMENT OF MENTAL HEALTH (4440)  
PATTON STATE HOSPITAL, CONSTRUCT NEW MAIN KITCHEN AND RENOVATE  
SATELLITE SERVING KITCHENS AND DINING ROOMS  
HIGHLAND, SAN BERNARDINO COUNTY

*Authority: Chapters 47 and 48/06, Item 4440-301-0001 (2)*  
*Chapters 47 and 48/06, Item 4440-301-0660 (2)*

Approve augmentation for preliminary plans **\$345,000**  
(1.2 percent of total project costs)

Recognize anticipated deficit in working drawings and construction **\$4,302,000**  
(15.5 percent of total project costs)  
(16.7 percent cumulative)

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 36

Department of Mental Health  
Patton State Hospital, Construct New Main Kitchen and Renovate Satellite Serving Kitchens  
and Dining Rooms  
Highland, San Bernardino County

#### Action Requested

**The requested action will approve an augmentation for preliminary plans phase and recognize an anticipated deficit in the working drawings and construction phases.**

#### Scope Description

**This project is within scope.** The approved project scope authorizes the construction of a 29,000 square foot new single story Central Kitchen Facility and the renovation of seven existing Satellite Kitchens and Dining Facilities totaling 27,000 square feet. The new kitchen will include earthwork, underground utilities, concrete slab on grade, a loading dock, and a wood and steel frame structure with an exterior stucco finish and a metal roof. Special features include new kitchen equipment to support the cook/chill system, new flooring, acoustical ceilings, ceramic tile wall finishes and a 300 KVA emergency generator. Site work includes demolition of four building structures, asbestos and lead paint abatement.

Satellite Kitchen improvements include new cook/chill compatible kitchen equipment; improved floors, walls and ceilings; and electrical and mechanical upgrades. Demolition work consists of asbestos and lead paint abatement, removal of existing finishes and kitchen equipment.

#### Funding and Project Cost Verification

**This project is not within cost.** Chapters 47/48, Statutes of 2006, Item 4440-301-0660 (2) appropriates \$20,986,000 for design and construction of the new main kitchen component of this project. Satellite Kitchens improvements will be funded with General Fund at a cost of \$6,817,000. Of this total, \$349,000 is provided in Chapters 47 and 48, Statutes of 2006, Item 4440-301-0001(2) for preliminary plans. Thus, total authorized project costs are \$27,803,000.

An augmentation of \$345,000 lease revenue bond (1.2 percent total project costs) is requested for the preliminary plans phase of the main kitchen component of this project. Most of this increase reflects that the CEQA process will be more extensive than originally presumed and will require a focused Environmental Impact Report (EIR) due to the demolition of existing structures. Also within this request is funding to reflect that the project scope provides for a main kitchen that is 3,000 square feet larger than the size which served as the basis for the budgeted dollars. Given the increased size of the kitchen, additional A&E design and project management funds will be necessary.

For many of the same reasons as for the augmentation request, this project has an anticipated deficit of \$4,302,000 lease revenue bond (15.5 percent total project costs, 16.7 percent cumulative). In addition, funding for LEED can now be included. Because there was no concurrence on LEED cost methodology at the time of budget development, these costs were removed from the budget estimate. Finally, changes to the CCCI Index and significant fee increases by the State Fire Marshal's Office (SFM) and for Hospital Checking have impacted the budget for the New Kitchen.

On July 21, 2006, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its recommendation that the Public Works Board approve this augmentation after August 10, 2006.

\$27,803,000 total authorized project costs

\$32,450,000 total estimated project costs

\$0 project costs previously allocated: none

\$27,803,000 project costs to be allocated: preliminary plans \$1,253,000, working drawings \$1,489,000, and construction \$25,061,000 (\$20,320,000 contracts, \$1,152,000 contingency, \$1,405,000 A&E, \$1,429,000 other project costs, and \$755,000 agency retained)

\$345,000 total augmentation requested: preliminary plans \$345,000

\$4,302,000 anticipated deficit: working drawings \$395,000, and construction \$3,907,000 (\$2,468,000 contracts, \$123,000 contingency, \$760,000 A&E, \$556,000 other project costs)

#### CEQA

An Environmental Impact Report will be prepared for this project to comply with the provisions of CEQA. The CEQA documentation will be filed during the preliminary plans phase.

#### Due Diligence

The Department of General Services will prepare the Due Diligence documentation during the preliminary plans phase.

#### Project Schedule

**The project schedule is as follows:**

Approve Preliminary Plans	October 2007
Approve Working Drawings:	October 2008
Award Contract:	March 2009
Complete Construction:	September 2010

**Staff Recommendation:** Approve augmentation for preliminary plans and recognize anticipated deficit in the working drawings and construction phases.

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## CONSENT ITEM

### CONSENT ITEM – 37

DEPARTMENT OF MENTAL HEALTH (4440)  
ATASCADERO STATE HOSPITAL, 250 BED HOSPITAL ADDITION  
SAN LUIS OBISPO COUNTY

*Authority: Chapter 282/97 Item 4440-301-0001 (1.5)  
Chapter 324/98, Item 4440-301-0660  
Chapter 157/03, Item 4440-491 (1)*

Approve augmentation to the construction phase of the project **\$3,000,000**  
(8.2 percent of total project cost)  
(9.5 percent cumulative)

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 37

Department of Mental Health  
Atascadero State Hospital, 250 Bed Hospital Addition  
San Luis Obispo County

#### Action Requested

**The requested action will approve an augmentation to the construction phase of the project.**

#### Scope Description

**This project is within scope.** The project scope consists of a new 250 Bed Hospital Addition at Atascadero State Hospital, consisting of six similarly sized nursing units, a central support area, a connecting corridor, a utility tunnel, and facility improvements totaling approximately 131,000 square feet. The project was completed in July 2002.



#### Funding and Project Cost Verification

**This project is not within cost.** Chapter 324/98, Item 4440-301-0660 provided \$33,235,000 for the construction phase of this project. All bid savings have been expended for this project to address change orders related to the original construction of this building and some water intrusion exploration and remediation. In March 2006, an augmentation of \$470,000 (1.3 percent of total project authority) was provided for construction management of repairs that were the responsibility of the general contractor, inspections, forensic consulting, mold surveying, and Department of General Services project management associated with this water intrusion problem. The remaining cost to resolve this problem is estimated at \$3,000,000 (8.2 percent of total project authority), which will provide for both repairs attributable to design errors and the removal toxic mold.

\$36,910,000    total authorized project costs

\$39,910,000    total estimated project costs

\$36,910,000    project costs previously allocated: preliminary plans \$1,176,000; working drawings \$2,022,000; construction \$33,241,935[(\$27,329,118 contract; \$1,366,456 contingency; \$1,466,000 A/E; \$1,209,000 other), \$262,198 (EO #C00/01-30), \$633,066 (EO #C00/01-116), \$778,097 (EO #C01/02-102), \$98,000 (EO #C05/06-05), \$90,000 (Pending EO), \$470,000 (EO C05/06-70)]

\$3,000,000    to be allocated

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on January 9, 1998, and the waiting period expired on February 8, 1998.

#### Due Diligence

Due diligence was completed in 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete repairs and remediation:    May 2007

#### Other

Lease Revenue bonds for this project were issued by the Board in the fall of 2001: (Department of Mental Health) 2001 Series A (Hospital Addition at Atascadero State Hospital). Because the water intrusion problem was not known at the time, no proceeds of the 2001 Series A bond sale were allocated to address this matter. Since all 2001 Series A bond proceeds for this project have been expended, staff will submit a Written Request of the Board to the State Treasurer's Office to allow the use of unexpended proceeds for the Coalinga State Hospital Bond Sale (2004 Series A) in order to cover the costs of this augmentation. Since the Coalinga State Hospital project has been completed, such use of remaining proceeds is allowed under Section 2.11 of the Master Indenture and Section 114.05 of the Forty-Ninth Supplemental Indenture pertaining to the 2004 Series A bonds.

**Staff Recommendation:       Approve augmentation**

## CONSENT ITEM

### CONSENT ITEM – 38

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
VARIOUS – SMALL MANAGEMENT EXERCISE YARDS (MCSP, SOL, WSP, RJD)  
STATEWIDE

Authority: Chapter 47 and 48/06, Item 5225-301-0001 (4.5)

- a. Approve augmentation \$140,000  
(5.1 percent of total project cost)
- b. Approve the use of Inmate Ward Labor

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS – 38

Department of Corrections and Rehabilitation  
Various, Small Management Exercise Yards (MCSP, SOL, WSP, RJD)  
Statewide

#### Action Requested

**The requested action would authorize an augmentation to conduct due diligence and approve the use of Inmate Ward Labor to complete the construction phase of these projects.**

#### Scope Description

**This project is within scope.** The purpose of this project is to construct 80 small management exercise yards (SMY) at four institutions: Mule Creek State Prison (20), Wasco State Prison (20), Solano State Prison (20), and R.J. Donovan Correctional Facility (20); as required to meet court ordered out of cell exercise time for Administrative Segregation Units (ASU) inmates. By court order, Wright vs. Enomoto and en re Toussaint, each inmate held in ASU and other confined units, i.e., Psych Services Units, Segregation Housing Units, etc., will be provided ten hours per week of out of cell exercise.

These SMY's will be 10' x 15' constructed of ¼-inch crimp lock pre-galvanized fabric, with a secured roof constructed of ¼-inch crimp lock pre-galvanized fabric and half of metal pan decking. The yards also include sanitation facilities that will require connection to the institution's utility systems. The Department expects to utilize five to ten inmates at each of the four aforementioned locations.

#### Funding and Project Cost Verification

**This project is not within cost.** Funds are requested to complete due diligence.

\$2,720,000	total authorized project cost
\$2,860,000	total estimated project cost
\$2,720,000	project costs previously allocated: agency retained \$96,000 and construction \$2,624,000 (\$2,112,000 contract, \$176,000 contingency, and \$336,000 A&E)
\$140,000	augmentation: project administration \$140,000

#### CEQA

The areas in which these SMYs are located are not environmentally sensitive and CEQA is not required because the areas of construction will convert existing large exercise yards into smaller, safer, and more manageable exercise yards.

#### Due Diligence:

Due Diligence is anticipated to be completed by October 2006.

#### Project Schedule:

**The project schedule is as follows:**

Complete preliminary plans:	October 2006
Complete working drawings:	February 2007
Complete construction:	October 2007

**Staff Recommendation:**      **Approve augmentation for due diligence and approve the use of Inmate Ward Labor**

## CONSENT ITEM

### CONSENT ITEM – 39

UNIVERSITY OF CALIFORNIA (6440)  
SANTA CRUZ CAMPUS, DIGITAL ARTS FACILITY  
SANTA CRUZ COUNTY

*Authority: Chapter 208/04 Item 6440-301-6041(22)*  
*Chapter 47 and 48/06 Item 6440-491-6041 (16)*  
*Chapter 47 and 48/06 Item 6440-301-6048 (16)*

**Approve preliminary plans**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 39

University of California  
Santa Cruz Campus, Digital Arts Facility  
Santa Cruz County

#### Action requested

**The requested action will approve preliminary plans.**

#### Scope Description

**This project is within scope.** The Digital Arts Facility project will provide 24,438 assignable square feet (asf) to the Division of Arts for Visual Art, Music, Theater Arts, and the new Digital and New Media (DANM) programs. The space will be housed in a new three-story building of 42,326 outside gross square feet (ogsf) containing classroom, computer lab and studio research spaces to support these programs.

#### Funding and Project Cost Verification

**This project is within cost.** UC has committed \$1,916,000 in campus funds for this project.

\$23,006,000 total authorized project costs

\$24,922,000 total estimated project costs

\$1,330,000 project costs previously allocated: preliminary plans -- \$1,330,000 (State funds)

\$23,592,000 project costs to be allocated: working drawings -- \$888,000 (State funds);  
construction -- \$19,751,000 (State funds), \$1,916,000 (campus funds);  
equipment -- \$1,037,000 (State funds)

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

#### Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2006

Complete construction: November 2008

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 40

**CALIFORNIA COMMUNITY COLLEGES (6870)  
FOOTHILL DE ANZA COMMUNITY COLLEGE DISTRICT, PERFORMING ARTS CENTER  
DE ANZA COLLEGE, SANTA CLARA COUNTY**

*Authority: Chapters 38 and 39/05, Item 6870-301-6041(8)*

**Approve preliminary plans**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS – 40

California Community Colleges  
Foothill De Anza Community College District, Performing Arts Center  
De Anza College, Santa Clara County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**The project is within scope.** The project will construct a new 400-seat 13,256 assignable square feet (asf) Performing Arts Center. The building has been expanded from 8,931 asf at the District's expense to accommodate ADA access and program enhancement needs. The project will support the integration of several Fine Arts programs including dance and music while providing a 100% district funded Museum.

#### Funding and Project Cost Verification

##### **The project is within cost.**

\$8,855,000 total authorized project costs

\$8,855,000 total estimated project costs

\$356,000 project costs previously allocated: preliminary plans \$178,000 state funds;  
\$178,000 district funds at CCCI 4328

\$4,250,000 state project costs to be allocated: working drawings \$215,000; construction  
\$3,794,000 (\$3,421,000 contracts; \$171,000 contingency; \$202,000 construction  
management, administration, testing and inspection) at CCCI 4328 and equipment  
\$241,000 at EPI 2649

\$4,249,000 local funds to be allocated: working drawings \$215,000, and construction  
\$3,793,000 (\$3,421,000 contracts; \$171,000 contingency; \$201,000 construction  
management, administration, testing and inspection) at CCCI 4328 and equipment  
\$241,000 at EPI 2649

#### CEQA

A Final Notice of Determination (2000112005) on the Environmental Impact Report for the Facilities Master Plan at De Anza College that addressed the construction of new buildings was filed with the State Clearinghouse and most recently updated on October 27, 2003. The public notice period has expired.

#### Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

##### **The project schedule is as follows:**

Approve working drawings	January 2007
Complete Construction	September 2008

##### **Staff Recommendation:**

**Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 41

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, CAMPUS BUILDING  
CHINATOWN CENTER, SAN FRANCISCO COUNTY**

*Authority: Chapter 208/04, Item 6870-301-6041 (44)*

- a. Recognize scope change to terminate the project
- b. Approve reversion of the construction and equipment funds **\$33,785,000**

**APPROVED 2/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 41

California Community Colleges  
San Francisco Community College District; Campus Building  
Chinatown Center, San Francisco County

Action Requested

**The requested action will recognize a scope change to terminate the project and approve reversion of the construction and equipment funds.**

Scope Description

**The project is within scope.** This project would have renovated the Colombo Building consisting of 14,190 assignable square feet (asf) and construction of an adjacent multi-story instructional building consisting of 76,980 asf. After extensive investigation and discussions with the Division of the State Architect (DSA), the improvements needed to bring the Colombo building into compliance with Field Act and local historical preservation laws have made the renovation cost prohibitive. As a result, the district requests the termination of the renovation of the Colombo Building and construction of the adjacent multi-story instructional building and revert the construction and equipment appropriation of \$33,785,000.

On MONTH DAY, YEAR the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize this scope change after MONTH DAY, YEAR.



#### Funding and Project Cost Verification

##### **The project is within cost.**

\$55,196,000 total authorized project costs

\$55,196,000 total estimated project costs

\$36,304,000 state project funds previously allocated: preliminary plans \$1,334,000; working drawings \$1,185,000, construction \$30,652,000 (\$27,851,000 contracts; \$1,407,000 contingency; \$1,394,000 construction management, administration, testing and inspection) at CCCI 4019 and equipment \$3,133,000 at EPI 2502

\$18,892,000 local project funds previously allocated: Preliminary plans \$990,000; working drawings \$814,000; construction \$17,088,000 (\$15,530,000 contracts; \$783,000 contingency; \$775,000 construction management, administration, testing and inspection) at CCCI 4019

\$33,785,000 state project funds to be reverted: construction \$30,652,000; (\$27,851,000 contracts; \$1,407,000 contingency; \$1,394,000 construction management, administration, testing and inspection) at CCCI 4019 and equipment \$3,133,000 at EPI 2502

#### CEQA

A Notice of Determination (1998031068) for the project was filed on July 23, 1998 and the waiting period expired on August 27, 1998.

#### Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

##### **The project schedule is as follows:**

Complete Construction: Project Cancelled

#### Other

This project will return with a similar scope seeking a construction and equipment appropriation in the 2007-08 budget.

**Staff Recommendation: Recognize scope change to terminate the project and approve reversion**

## **ACTION ITEM**

### **ACTION ITEM – 42**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**ANZA BORREGO DESERT STATE PARK-OCOTILLO WELLS SVRA/DESERT CAHUILLA**  
**FREEMAN PROPERTY**  
**IMPERIAL COUNTY**  
DPR Parcel Number 526A, DGS Parcel Number 10419

*Authority: Chapter 157/03, 3790-301-0263(3)*  
*Chapter 208/04, 3790-301-0263(3)*  
*Chapters 38 and 39/05, 3790-301-0263(2)*

**Authorize acquisition consistent with the staff analysis**

**APPROVED 2/0**

## ACTION ITEM

### STAFF ANALYSIS ITEM – 42

Department of General Services  
Department of Parks and Recreation  
Anza Borrego Desert State Park-Ocotillo Wells SVRA/Desert Cahuilla Freeman Property  
Imperial County

#### Action requested

**The requested action will authorize acquisition for the project.**

#### Scope Description

**This project is within scope.** The Legislature has approved funding for the purchase of interests in lands consistent with the Off Highway Vehicle (OHV) Trust Fund Opportunity Purchase Program, without specifying particular parcels. This request will authorize acquisition of approximately 4,000 acres as an addition to the existing 600,000-acre Anza Borrego Desert State Park and the 75,000- acre Ocotillo Wells State Vehicular Recreation Area (Desert Cahuilla) in the County of Imperial. The property has significant natural, cultural and recreational values and meets six of the eight Department of Parks and Recreation (DPR) acquisition guidelines: (1) Expanded Outdoor Recreation Opportunities; (2) Cultural Landscapes; (3) Significant Cultural Resources Properties; (4) Sustainable Ecosystems; (5) Unique Natural Resources; and (6) In-holdings and Adjacent Parcels.

#### Funding and Cost Verification

**This project is within cost.** Chapter 157/03, 3790-301-0263(3), Chapter 208/04, 3790-301-0263(3), and Chapter 38/05, 3790-301-0263(2) provide a total of \$1,375,000 for the purchase of interests in lands consistent with the OHV Trust Fund Opportunity Purchase Program. The OHV funding for this acquisition will be partnered with a federal grant in the amount of \$680,000 (pending budget revision approval). The subject property can be acquired with the funds available and in accordance with legislative intent.

\$1,375,000      total estimated project costs

\$    15,000      project costs previously allocated: DGS staff costs for appraisal review and staff review

\$1,360,000      project costs to be allocated: \$1,350,000 for acquisition (\$680,000 from a federal grant and \$670,000 from the OHV Trust Fund), and approximately \$10,000 for title and escrow fees

#### CEQA

The CEQA notice was filed on July 5, 2006, and the statute of limitations expired on August 8, 2006.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is August 2006.

#### Condition of Property

The Department of General Services, Environmental Services Section (DGS/ESS) staff conducted a site survey of the proposed acquisition of approximately 4,000 acres of land near

the existing Anza-Borrego State Park in Imperial County on June 28, 2006. The acquisition involves securing a number of rectangular parcels within a checkerboard of public/private land ownership typical of the Mojave Desert region of California. The Desert Cahuilla acquisition is generally contiguous with the east side of the state park.

The subject property is composed of desert "badlands" terrain of rocky, gently-rolling creosote bush habitat and canyons. The acquisition area slopes to the east towards the Salton Sea. The majority of these properties are in a natural condition with little or no evidence of contemporary human use or development. However, limited areas have been disturbed by geothermal exploration that has resulted in the development of dirt access roads and drilling pads. Due to this intrusion into land that is otherwise undisturbed wilderness, a Phase I Environmental Site Assessment was prepared for the acquisition area. This report concluded that the subject geothermal exploration did not create a hazardous condition or any exceptional long-term liabilities for the State. All of the drill sites were properly closed in compliance with state/federal regulations and no hazardous materials or debris remained on the property.

The DGS/ESS staff finds that based on a review of available information and a survey of the acquisition area, the subject property presents no short or long-term liabilities or conditions that would require additional documentation and/or investigation. The DGS/ESS staff also finds that the property is appropriate for the intended expansion of the existing state park.

Other:

- The State Public Works Board (PWB) approved this project for site selection on July 14, 2006.
- The purchase price shall not exceed the estimated fair market value of the property, as determined by DGS.
- This acquisition represents the second phase of a two phase acquisition. The "Desert-Cahuilla-Fish Traps" was the first phase project approved by the Public Works Board on March 11, 2005.
- The non-profit Trust for Public Land (TPL) has an option to purchase the property from the current owner. The Option Agreement provides for TPL to identify a nominee to take direct title. TPL will enter into a Purchase Acquisition Agreement (PAA) with DPR and exercise its option with the property owner, assigning its rights of warranties, representations and indemnification at escrow to DPR. The property owner will convey the property directly to DPR.
- Mineral rights including oil, gas, hydrocarbon substances and surface rights of entry have been reserved by former property owners in prior deeds. Based upon records from the Department of Conservation's Division of Oil, Gas and Geothermal Resources, there is a low potential for mineral extraction in the area as evidenced by historical records. There has been no exploration of minerals within the last 50 years or within three miles of the property.
- The PAA does not include the State's standard indemnification language, potentially exposing the State to additional fiscal liability. However, the DGS/ESS site visit of the property did not identify conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved natural habitat, the risk associated with acquiring this property without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- The DPR is not aware of any lawsuits pending concerning the property. The PAA will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- Access to the subject property is by way of Highway 22 and Highway 86 in Imperial County.

- Upon acquisition of the property, the DPR has proposed to implement an interim management plan (IMP) until a long-term land use management plan is formally adopted. The IMP would incorporate the following measures: ensure that all applicable environmental protection laws, regulations, and orders are complied with; established off-highway motor vehicle recreational activities will be continued and managed in a manner consistent with all applicable environmental protection laws, regulations, and orders for the protection of the property's unique scenic, ecological, archaeological, historical, geological, and paleontological features; embark upon enforcement and educational efforts to inform the public that the property has been acquired by DPR and will be managed in accordance with all applicable environmental protection laws, regulations, and orders; further, public health and safety measures will be initiated as needed in the public interest.
- The DPR has indicated to the various environmental, recreational, and cultural stakeholders that it intends to hold a post-acquisition stakeholders' meeting in the vicinity of the project to better inform all interested stakeholders of DPR's interim management strategies and planning process, and to solicit any input and concerns the stakeholders might have with what is being proposed.
- Some components of the long-term planning process are currently underway in terms of gathering baseline natural and cultural resources, as well as recreational use data to determine the management priorities for the area. A formal general plan process will be initiated once sufficient data has been gathered upon which to base decisions. The planning process will include meetings with stakeholders and regulatory agencies, intense research of recreational use patterns, wildlife and habitat surveys, biological inventories and cultural site assessments. The long-term management plan/general plan would take into account recreational trends/opportunities, resource data collected, and various management strategies to determine the most appropriate uses throughout the park unit.
- This acquisition is a 4,000-acre addition to the existing 600,000-acre Anza-Borrego Desert State Park and the 75,000-acre Ocotillo Wells State Vehicular Recreation Area. The DPR will provide resource protection and public safety for the current use of the property by using existing staff and resources. The effort will be a collaborative one between the DPR's Natural Resources, Cultural Resources, Southern Field Operations, and Off-Highway Motor Vehicle Recreation Divisions.
- As such, no additional support needs are anticipated with the acquisition of this property.
- While DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

**Staff Recommendation:      Authorize acquisition**

## OTHER BUSINESS

### OTHER ITEM – 43

#### **Adopt a Resolution authorizing the execution of a contract with Gilbert Associates, Inc.**

Authorize entering into a three-year contract with Gilbert Associates, Inc. to conduct bond fund audits on two lease revenue bond funds. The contract will be for three annual audits starting with fiscal year ending June 30, 2006. The audits would include the related statements of revenues and expenses, changes in fund balance, and cash flows for the fiscal year for the following bond funds:

- **High Technology Education Revenue Bond Fund**—The fund consists of eight revenue bond issues (of which four issues consist of more than one project and two issues were partially refunded) for acquisition, construction, or financing of capital outlay projects and two revenue-refunding issues.
- **Public Buildings Construction Fund**—The fund consists of approximately 130 interim loans, 112 revenue bond issues (of which 58 issues consist of more than one project; five issues consist of approximately 132 energy service contracts; 35 issues have been partially or fully refunded; and 12 new issues were sold during the 2005/06 fiscal year) for acquisition, construction, financing, and refinancing of capital outlay projects.

Due to the specialized nature of the audits and past experience of going through a competitive bid process only to receive a single bid from Gilbert Associates, staff believes there are no other firms that provide these services. Therefore, staff recommends that the contract be awarded without going through a competitive bid process. Gilbert Associates, Inc. is a certified disabled veteran business enterprise.

The Gilbert Associates, Inc. proposal is for three audits at \$28,500 each for a total contract cost of \$85,500.

**APPROVED 2/0**

## **OTHER BUSINESS**

### **OTHER ITEM – 44**

Adopt a resolution to rescind Marianne Wetzel as Assistant Administrative Secretary to the Public Works Board.

**APPROVED 2/0**

## **OTHER BUSINESS**

### **OTHER ITEM – 45**

Adopt a resolution to add Jerry Leong as Assistant Administrative Secretary to the Public Works Board.

**APPROVED 2/0**

## **REPORTABLES**

To be presented at meeting.

Respectfully Submitted  
By:

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BRIAN DEWEY  
Assistant Administrative Secretary